



# Penthouse in Puerto Banús

Price € 1,095,000

Bedrooms	3
Bathrooms	3
Build Size	185 m <sup>2</sup>
Terrace	207 m <sup>2</sup>
Plot Size	392 m <sup>2</sup>

## SETTING

- ✓ Town
- ✓ Close To Shops
- ✓ Close To Schools
- ✓ Urbanisation
- ✓ Port
- ✓ Close To Sea
- ✓ Marina
- ✓ Close To Port
- ✓ Close To Town
- ✓ Close To Marina

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Excellent
- ✓ Recently Renovated

## POOL

- ✓ Communal
- ✓ Children`s Pool

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

## VIEWS

- ✓ Sea
- ✓ Panoramic
- ✓ Mountain
- ✓ Garden
- ✓ Country
- ✓ Pool

## FEATURES

- ✓ Covered Terrace
- ✓ Near Transport
- ✓ WiFi
- ✓ Utility Room
- ✓ Jacuzzi
- ✓ Near Church
- ✓ Lift
- ✓ Private Terrace
- ✓ Tennis Court
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ Fiber Optic
- ✓ Fitted Wardrobes
- ✓ Satellite TV
- ✓ Storage Room
- ✓ Marble Flooring
- ✓ 24 Hour Reception

## FURNITURE

- ✓ Fully Furnished
- ✓ Optional

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal
- ✓ Landscaped
- ✓ Easy Maintenance

## SECURITY

- ✓ Gated Complex
- ✓ 24 Hour Security
- ✓ Electric Blinds
- ✓ Entry Phone

## PARKING

- ✓ Underground
- ✓ Private

## UTILITIES

- ✓ Electricity

## CATEGORY

- ✓ Holiday Homes
  - ✓ With Planning Permission
  - ✓ Luxury
  - ✓ Contemporary
  - ✓ Resale
- 

## COMPLETELY RENOVATED PENTHOUSE NEAR PUERTO BANUS & MARBELLA WITH FANTASTIC VIEWS

This penthouse has panoramic free views over the sea, coast and mountain.

Terrazas del Rodeo is a private urbanization with 24/7 security. Here you will find two swimming pools, tennis courts, and a children's play area. It is within walking distance of amenities, the beach and Puerto Banús.

This luxurious apartment has a large living-dining room that leads to the terrace, which gives it a lot of natural light, a very spacious fully equipped kitchen, three bedrooms and three bathrooms.

The property is sold with a parking space and a storage room.

Please note: While the apartment itself has been completely renovated, the communal areas of the complex are in need of some upgrading, including painting and general maintenance. These improvements are scheduled to be carried out as soon as possible.

### The Area

Puerto Banús, known as The Port, is a renowned paradise worldwide. Located to the West of Marbella town. Here you'll find exclusive designer boutiques, the most extravagant and costly yachts, and a stunning display of luxurious cars. It is also famous for its glamorous nightlife, with an abundance of clubs, bars, piano bars, and pubs.

You can enjoy the lovely beaches, shopping or savor a delightful lunch at one of the port's world-class restaurants. Adjacent to Puerto Banús you have Nueva Andalucía, an extensive urbanization that has become a residential haven for many foreigners, particularly British and Scandinavian expatriates. It is often referred to as The Golf Valley due to its concentration of renowned golf courses and offers an array of excellent dining options and supermarkets.

Transport within the port is primarily on foot, as everything is conveniently within walking distance.

For those who prefer beachside relaxation, Puerto Banús' promenades provide picturesque strolls and opportunities for cycling and rollerblading. The area is home to an array of restaurants, catering to every culinary preference. The beaches in Puerto Banús offer a high-end beach club experience, while simpler chiringuitos provide a more laid-back beach atmosphere.

Sports enthusiasts have many options as well, with gyms, water sports, and renowned golf courses like Aloha, Las Brisas, and Los Naranjos in Nueva Andalucía. Tennis courts and lawn bowls are also available for those seeking

diverse sporting activities.

Overall, Puerto Banús and Nueva Andalucía and surrounding areas offer an opulent and diverse experience, appealing to visitors seeking luxury, entertainment, and relaxation on the beautiful Costa del Sol.

Ask us for more info

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# GALLERY







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