





# Middle Floor Apartment in Puerto Banús

Price € 850,000

Bedrooms	2
Bathrooms	2
Build Size	120 m <sup>2</sup>
Terrace	25 m <sup>2</sup>
Plot Size	145 m <sup>2</sup>

## SETTING

- ✓ Commercial Area
- ✓ Close To Shops
- ✓ Marina
- ✓ Beachside
- ✓ Close To Sea
- ✓ Close To Marina
- ✓ Close To Port
- ✓ Close To Schools
- ✓ Urbanisation

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Good

## POOL

- ✓ Communal
- ✓ Children`s Pool

## CLIMATE CONTROL

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

## VIEWS

- ✓ Sea
- ✓ Garden
- ✓ Mountain
- ✓ Panoramic

## FEATURES

- ✓ Covered Terrace
- ✓ Near Transport
- ✓ Paddle Tennis
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ Fiber Optic
- ✓ Lift
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Access for people with reduced mobility
- ✓ 24 Hour Reception
- ✓ Fitted Wardrobes
- ✓ WiFi
- ✓ Utility Room
- ✓ Marble Flooring
- ✓ Near Church

## FURNITURE

- ✓ Part Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal

## SECURITY

- ✓ Gated Complex
- ✓ 24 Hour Security

## PARKING

- ✓ Underground
- ✓ Garage
- ✓ Covered
- ✓ Private

## CATEGORY

- ✓ Resale

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This magnificent apartment, just a few minutes' walk from the beach, features two bedrooms and two full bathrooms, a hall, a well-equipped kitchen with a separate laundry room with a washing machine, a spacious living room, and a large terrace with a dining area and seating area with impressive sea and mountain views from its sixth-floor location. From the terrace, you can see Gibraltar and the African coast, not only with an exceptional location but also with stunning views towards the Sierra de los Pueblos Blancos. The climate makes this terrace a special place for summer nights.

The apartment has two elevators and in the basement, a magnificent parking space and a private storage room. The apartment is within a quiet community, with 24-hour security, well-maintained gardens with numerous tropical trees and plants. It has a swimming pool with restrooms and showers, a sun lounge area, and a paddle tennis court. This quiet community is close to many services, from the Marbella casino less than 5 minutes away to a walk to the Ocean Club. There are pharmacies, El Corte Inglés, and supermarkets around the urbanization. There is also public transport in the area.

Middle Floor Apartment, Puerto Banús, Costa del Sol.

2 Bedrooms, 2 Bathrooms, Built 120 m<sup>2</sup>, Terrace 25 m<sup>2</sup>.

Setting : Commercial Area, Beachside, Close To Port, Close To Shops, Close To Sea, Close To Schools, Marina, Close To Marina, Urbanisation.

Orientation : South.

Condition : Good.

Pool : Communal, Children`s Pool.

Climate Control : Air Conditioning, Hot A/C, Cold A/C.

Views : Sea, Mountain, Panoramic, Garden.

Features : Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, WiFi, Paddle Tennis, Storage Room, Utility Room, Ensuite Bathroom, Access for people with reduced mobility, Marble Flooring, Double Glazing, 24 Hour Reception, Near Church, Fiber Optic.

Furniture : Part Furnished.

Kitchen : Fully Fitted.

Garden : Communal.

Security : Gated Complex, 24 Hour Security.

Parking : Underground, Garage, Covered, Private.

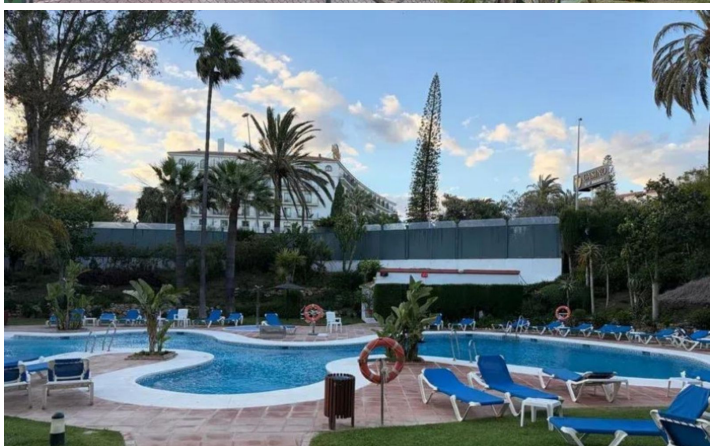
Category : Resale.

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# GALLERY







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