



# Middle Floor Apartment in Puerto Banús

Price € 3,380,000

Bedrooms	4
Bathrooms	4
Build Size	385 m²
Terrace	102 m²
Plot Size	487 m²

## SETTING

- ✓ Beachfront
- ✓ Beachside
- ✓ Close To Sea
- ✓ Marina
- ✓ Town
- ✓ Port
- ✓ Close To Town
- ✓ Urbanisation
- ✓ Commercial Area
- ✓ Close To Port
- ✓ Close To Schools
- ✓ Front Line Beach Complex

## ORIENTATION

- ✓ South
- ✓ South West
- ✓ West

## CONDITION

- ✓ Excellent

## POOL

- ✓ Communal
- ✓ Children`s Pool

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Central Heating
- ✓ Hot A/C
- ✓ U/F Heating
- ✓ Cold A/C
- ✓ U/F/H Bathrooms

## VIEWS

- ✓ Sea
- ✓ Street
- ✓ Port
- ✓ Garden

## FEATURES

- ✓ Covered Terrace
- ✓ Near Transport
- ✓ Storage Room
- ✓ Access for people with reduced mobility
- ✓ Double Glazing
- ✓ Restaurant On Site
- ✓ Fiber Optic
- ✓ Lift
- ✓ Private Terrace
- ✓ Utility Room
- ✓ Marble Flooring
- ✓ Domotics
- ✓ Staff Accommodation
- ✓ Fitted Wardrobes
- ✓ WiFi
- ✓ Ensuite Bathroom
- ✓ Jacuzzi
- ✓ 24 Hour Reception
- ✓ Basement

## FURNITURE

- ✓ Fully Furnished
- ✓ Part Furnished

## KITCHEN

- ✓ Fully Fitted



## GARDEN

- ✓ Communal
- ✓ Landscaped

## SECURITY

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Alarm System
- ✓ 24 Hour Security

## PARKING

- ✓ Underground
- ✓ Covered
- ✓ Private

## UTILITIES

- ✓ Electricity

## CATEGORY

- ✓ Beachfront
  - ✓ Holiday Homes
  - ✓ Investment
  - ✓ Luxury
  - ✓ Reduced
  - ✓ Resale
- 

Price reduced for quick sale.

Luxury, privacy, and quality of life are the focus of this extraordinary apartment.

Let yourself be captivated by this timelessly elegant and classic luxury apartment, located in the very heart of Puerto Banús.

Set within one of the most beautiful tropical gardens, repeatedly awarded for excellence in landscape design, this exceptional apartment offers a unique living experience.

The residence ensures absolute privacy and serenity — whether you start your day with a swim in one of the three private pools or unwind in the expansive communal gardens. The complex is exclusively accessible to apartment owners, guaranteeing peace and seclusion.

For a swim in the sea, take a two-minute stroll through the enchanting garden landscape. Passing fountains and ponds, a private gate leads you directly to the beach and the beautifully lit seafront promenade, perfect even for evening walks.

The apartment building offers a 24-hour concierge, security service, an on-site supermarket, public and private parking spaces, and many other amenities.

The apartment spans a total of 487 sqm, including 385.10 sqm of interior living space and 102.80 sqm of outdoor terrace, partially covered and fitted with glass wind protection.

It features three spacious, fully furnished bedrooms, each with its own walk-in wardrobe and en-suite bathroom, as well as a separate staff or guest room with a private bathroom, a fully equipped and generous kitchen, a laundry room, two large underground parking spaces, and a storage room.

High-quality marble floors with custom-made artistic mosaics adorn several areas of the apartment. For added comfort, all marble-finished areas are fitted with underfloor heating. Air conditioning is integrated throughout all living areas for the warmer summer days.

Elegant parquet flooring in the private areas creates a cozy and welcoming atmosphere.  
All areas of the complex — as well as the apartment itself — are fully wheelchair accessible.

Bedrooms: 4

Bathrooms: 4

Number of Garage/Parking Spaces: 2

[View Property Online](#)

GALLERY











---

Vivi Real Estate | Calle Almendralejo de Jarales 5 Mijas Costa, 29640  
Tel: +34 672 816 975  
Email: [sales@vivi-realestate.com](mailto:sales@vivi-realestate.com) | Web: [www.vivi-realestate.com](http://www.vivi-realestate.com)