



# Middle Floor Apartment in Puerto Banús

Price € 1,995,000

Bedrooms	2
Bathrooms	2.5
Build Size	155 m <sup>2</sup>
Terrace	33 m <sup>2</sup>
Plot Size	188 m <sup>2</sup>

## SETTING

- ✓ Beachfront
- ✓ Close To Shops
- ✓ Close To Schools
- ✓ Beachside
- ✓ Close To Sea
- ✓ Close To Port
- ✓ Close To Town

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Excellent
- ✓ Recently Renovated

## POOL

- ✓ Communal

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Central Heating
- ✓ U/F/H Bathrooms

## VIEWS

- ✓ Sea
- ✓ Pool
- ✓ Panoramic
- ✓ Urban
- ✓ Garden

## FEATURES

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Double Glazing
- ✓ Fitted Wardrobes
- ✓ Satellite TV
- ✓ Utility Room
- ✓ Fiber Optic
- ✓ Near Transport
- ✓ WiFi
- ✓ Ensuite Bathroom

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Partially Fitted

## GARDEN

- ✓ Communal

## SECURITY

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

## PARKING

- ✓ Private

## UTILITIES

- ✓ Drinkable Water

## CATEGORY

- ✓ Beachfront
  - ✓ Luxury
- 

Experience sophisticated beachfront living in this beautifully renovated apartment located in the prestigious Andalucía del Mar development, just moments from the heart of Puerto Banús, Marbella. Featuring 2 spacious bedrooms, 2 elegant bathrooms, and 132 m<sup>2</sup> of refined interior space with an additional 33 m<sup>2</sup> terrace, this exceptional residence combines contemporary design with an unbeatable seaside location.

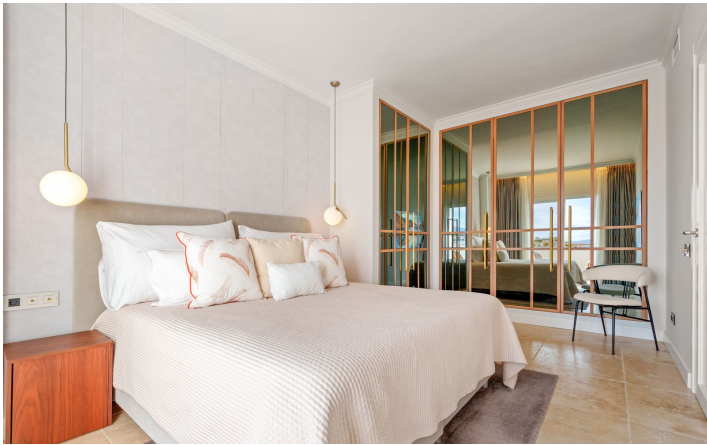
The apartment has been fully redesigned to the highest standards, offering an open-plan living and dining area filled with natural light and seamlessly connected to expansive terraces with stunning sea and coastal views. The modern kitchen is fully equipped with premium integrated appliances, while the stylish bathrooms showcase natural stone finishes and luxury fittings.

Situated within a secure gated community with tropical gardens, communal pool, and direct beach access, this property provides the perfect balance of privacy, comfort, and lifestyle. Residents enjoy walking distance to Puerto Banús marina, exclusive boutiques, fine dining restaurants, beach clubs, and all essential amenities.

A turnkey opportunity ideal as a luxury holiday residence, investment property, or permanent home on Marbella's Golden Coast.

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# GALLERY







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