



# Middle Floor Apartment in Puerto Banús

Price **€ 1,245,000**

Bedrooms	2
Bathrooms	1.5
Build Size	88 m <sup>2</sup>
Terrace	9 m <sup>2</sup>
Plot Size	97 m <sup>2</sup>

## SETTING

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

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Excellent
- ✓ Recently Renovated

## VIEWS

- ✓ Sea
- ✓ Urban

## FEATURES

- ✓ Near Transport

A refined two-bedroom apartment in Puerto Banús offering 88 m<sup>2</sup> of carefully composed single-level living, with open-plan interiors, a designer kitchen, and direct marina-facing views from a private terrace.

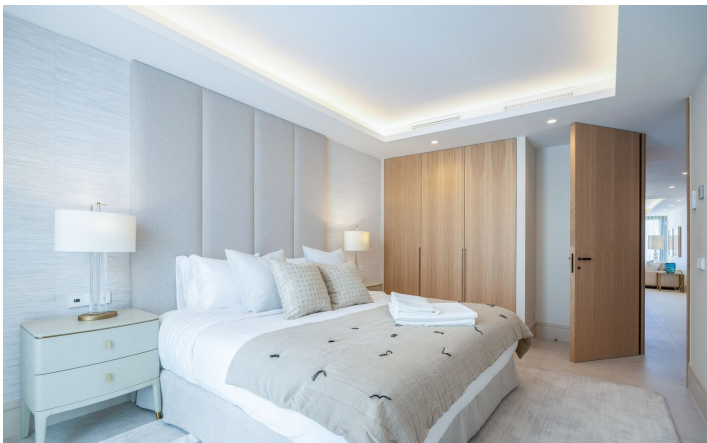
You walk in and the question answers itself, why look further when everything sits exactly where it should? The living space runs clean and uninterrupted, kitchen, dining and lounge aligned without friction, finished in warm timber and soft neutral tones that don't compete with what's outside. Full-height doors draw the marina in; boats, water, movement. Two bedrooms sit quietly behind, both considered, the principal with a calm, hotel-like feel rather than anything overstated. Bathrooms follow the same logic: precise, minimal, properly executed. It's not trying to impress, it just works.

And outside? Puerto Banús does what it does: restaurants at your feet, cafés that spill into the street, morning walks along the marina turning into late lunches without planning them. You're not driving anywhere unless you choose to. This is for someone who prefers access over isolation, who understands that convenience, when done well, becomes a form of luxury.

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# GALLERY





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