



# Middle Floor Apartment in Puerto Banús

Price € 3,700,000

Bedrooms	4
Bathrooms	5
Build Size	807 m <sup>2</sup>
Terrace	128 m <sup>2</sup>
Plot Size	2742 m <sup>2</sup>

## SETTING

- ✓ Suburban
- ✓ Close To Town

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Excellent
- ✓ Good

## POOL

- ✓ Private

## CLIMATE CONTROL

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

## VIEWS

- ✓ Sea
- ✓ Panoramic
- ✓ Pool

## FEATURES

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Domotics
- ✓ Lift
- ✓ Solarium
- ✓ Utility Room
- ✓ Basement
- ✓ Fitted Wardrobes
- ✓ Games Room
- ✓ Ensuite Bathroom

## FURNITURE

- ✓ Not Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Private

## SECURITY

- ✓ Electric Blinds

## PARKING

- ✓ Garage
- ✓ Covered
- ✓ Private

## UTILITIES

✓ Electricity

## CATEGORY

✓ Investment

✓ Luxury

✓ Off Plan

✓ With Planning Permission

✓ Contemporary

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### Magnificent Apartment in the Prestigious Gray D'Albion - Puerto Banús

Magnificent apartment located in the prestigious and iconic Gray D'Albion complex, one of the most exclusive developments in Puerto Banús, set on the beachfront and surrounded by lush tropical gardens.

Situated on the second floor, the property enjoys pleasant views of the gardens and the sea. It offers 385 m<sup>2</sup>, currently divided into two independent apartments with private access from a shared landing. This configuration allows them to be used separately or combined into a single, spacious luxury residence.

Possibility of joint or separate sale.

#### Apartment 1 - €2,000, 000

Spacious and bright living-dining room with open-plan kitchen and direct access to the terrace.

Two bright bedrooms, both with en-suite bathrooms.

Bathrooms finished in high-quality marble with handcrafted mosaics.

Laundry room, storage room and guest toilet.

Marble underfloor heating and centralized air conditioning.

#### Apartment 2 - €1,500, 000

Living-dining room with open-plan kitchen and access to the large terrace.

Master bedroom with en-suite bathroom and direct access to the terrace.

Laundry room and guest toilet.

Marble underfloor heating and centralized air conditioning.

The living room is currently used as an additional bedroom.

#### Extras & Communal Areas

Large storage room and underground parking space.

Spectacular tropical gardens and communal swimming pool.

24-hour security and concierge service.

#### A Unique Property

An exceptional opportunity in one of the most exclusive enclaves of the Costa del Sol.

Luxury, comfort and a privileged beachfront location in the heart of Puerto Banús.

[View Property Online](#)

# GALLERY





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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)