Costas & Casas
Marbella Real Estate

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## Spacious 3-bedroom apartment for sale in a high-end beachfront complex in Puerto Banus, Marbella

Marbella Area

Apartment - Built 394 m² Terrace 67 m² 3 3 Ref. 192222

**6.900.000 €**

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not from part of any contract. The price does not included purchase costs.

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# Spacious luxury apartment for sale in a beachfront complex, Puerto Banus, Marbella

## HIGHLIGHTS

- In an exclusive beach resort with 24/7 security.
- Walking distance to Puerto Banus, various beach restaurants, and amenities.
- Very spacious and bright interior.
- Move-in ready.
- The only apartment for sale in the entire complex. They rarely come onto the market and generally sell quickly.

## THE LOCATION

Located in an **exclusive, frontline beach complex** on the west side of Marbella's iconic Puerto Banus.

This prestigious resort is **just a few minutes' walk from the marina and offers direct beach access**, beautiful tropical gardens, and a wooden walkway along the coast for relaxation or sports activities.

Furthermore, chic beach clubs, luxury shops, restaurants, and other amenities are within walking distance.

Within this exclusive, secure community, residents enjoy 24-hour security, concierge service, beautifully landscaped gardens, an outdoor and heated indoor pool, a fully equipped gym, and a wellness area with a spa.

## THE APARTMENT

### In figures:

Built area: 394m²
Terrace area: 67m²
Bedrooms: 3
Bathrooms: 3
Guest toilets: 2

### Description:

**Spacious first-floor apartment in excellent condition.**

Made of high-quality materials.
**Southwest-facing.**
The **interior boasts a modern and eclectic style**.
A striking living area features an open-plan layout, several cozy seating areas subtly separated by rugs, an integrated dining area, and a central, inviting fireplace.
A spacious, open-plan kitchen with ample storage and a practical breakfast bar.
Potential for a "dirty kitchen" with a separate entrance.
Large sliding windows provide abundant natural light and a connection to the outdoors.
Sunny and covered terraces offer ample space to relax and enjoy outdoor living.
**3 bedrooms, 3 bathrooms, and 2 separate toilets.**
The master bedroom features a walk-in closet and a private terrace overlooking the Mediterranean Sea.
Marble floors.
Storage room.
2 underground parking spaces.

Other features:
Air conditioning for cooling and heating.
Fireplace.

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