



## Middle Floor Apartment for sale in Puerto Banús, Marbella

**560,000 €**Reference: R5256337   Bedrooms: 2   Bathrooms: 2   Build Size: 115m<sup>2</sup>   Terrace: 8m<sup>2</sup>



## Costa del Sol, Puerto Banús

### EXCELLENT PROPERTY IN THE HEART OF PUERTO BANÚS

Beautiful flat. The complex is just a few metres from the promenade and the beach, with large garden areas, 4 swimming pools, 1 paddle tennis court and 24-hour security.

Surrounded by all the amenities offered by a unique location such as Puerto Banús, it is ideal for year-round living or summer holidays due to its good location and services.

The apartment is spacious, with 2 bedrooms, each with its own fitted wardrobe with loft space and new doors.

2 full bathrooms, both with showers, the main one en suite. Spacious living/dining room with access to a pleasant covered terrace enclosed with sliding glass doors, allowing it to be used in both winter and summer.

The property has undergone several improvements, which are detailed below:

The tap water is purified, so there is no need to use bottled water.

Both bathrooms have wall-mounted heaters.

Fitted wardrobes.

The walls facing the neighbouring property have 4 cm of soundproofing.

The window in the second bedroom has double glazing.

Extra window on the side of the living room, providing much more light than other similar apartments in the complex.

Painted in summer 2025.

Blinds on the terrace, one of which is electric.

Mosquito nets.

Satellite TV installation.

Sliding kitchen drawers and drawers in the lower plinth.

Only 9 neighbours to use the lift.

Appliances recently replaced.

Garage space included in the price.

It should be noted that the current owners have been the only owners of the property, hence its good condition.

A PERFECT PROPERTY for those who want to enjoy a place with all amenities close at hand.

)



## Features:

Features	Orientation	Climate Control
Covered Terrace	East	Air Conditioning
Lift		Cold A/C
Near Transport		Hot A/C
Private Terrace		
Marble Flooring		
Double Glazing		
24 Hour Reception		
Fitted Wardrobes		
Paddle Tennis		
Views	Setting	Condition
Garden	Commercial Area	Good
	Beachside	
	Urbanisation	
	Close To Shops	
	Close To Marina	
	Port	
Pool	Furniture	Kitchen
Communal	Not Furnished	Fully Fitted
Garden	Security	Parking
Communal	Gated Complex	Garage
	24 Hour Security	
Category		
Resale		