

**Sales - Apartment - Puerto Banús**  
**3.140.000€**

**www.arbatestates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatestates.com**



**Ref.-ID: R4446112**

**Puerto Banús**

**Apartment**

**Community: 8,880 EUR / year**

**IBI: 4,950 EUR / year**



**3**



**3.5**



**324 m2**

Apartment totally renovated in Gray D'Albion, Puerto Banus ideally located in first line of beach. This residence is famous for its beautiful tropical gardens with a pool, fountains and waterfalls, and its direct access to the beach. the apartment has 3 bedrooms, 3 bathrooms fully equipped. Totally reformed, this apartment offers a spacious and bright living room with access to a large terrace overlooking the garden, pool and sea. The living room and master bedroom have access to the terrace. Direct access to the garage with parking. All services available, including the famous port of Puerto Banus with its luxury shops, restaurants, cafes and nightlife.

**Setting**

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

**Features**

- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Double Glazing

**Orientation**

- ✓ South

**Kitchen**

- ✓ Fully Fitted

**Condition**

- ✓ Excellent
- ✓ Recently Renovated
- ✓ Recently Refurbished

**Garden**

- ✓ Communal

**Pool**

- ✓ Communal

**Security**

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

**Climate Control**

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

**Parking**

- ✓ Private

**Views**

- ✓ Garden
- ✓ Pool

**Category**

- ✓ Beachfront
- ✓ Luxury