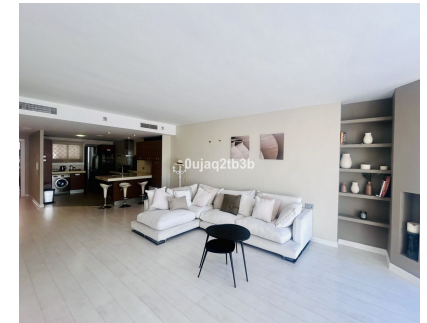


**Sales - Apartment - Puerto Banús**  
**1.250.000€**

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



**Ref.-ID: R4860304**

**Puerto Banús**

**Apartment**

**Community: 2,100 EUR / year**

**IBI: 1,509 EUR / year**

**Rubbish: 180 EUR / year**



**3**



**2**



**127 m2**

Apartment in the prestigious Puerto Banús marina, offering stunning views of the city and the harbor, where some of the world's most exclusive yachts are moored. This property is located in a building with access to a restricted area of the port and features an elevator. The apartment comprises a bright living room that opens onto an east-facing terrace, providing views of the Avenida Playas de Duque and the marina. Additionally, it features an elegant dining room, also with access to the terrace. The kitchen is fully equipped with high-end appliances, ensuring an exceptional culinary experience. It includes a master bedroom with an en-suite bathroom, two additional bedrooms, and a full bathroom. The building offers an elevator and underground parking. The property is equipped with air conditioning, built-in wardrobes, and double-glazed windows. A spacious apartment that combines comfort and exclusivity, situated just steps away from all amenities!

**Setting**

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

**Orientation**

- ✓ West

**Condition**

- ✓ Recently Renovated

**Climate Control**

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

**Views**

- ✓ Port
- ✓ Street

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ WiFi
- ✓ Ensuite Bathroom
- ✓ Wood Flooring
- ✓ Access for people with reduced mobility
- ✓ Double Glazing

**Furniture**

- ✓ Optional

**Kitchen**

- ✓ Fully Fitted

**Security**

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

**Parking**

- ✓ Garage
- ✓ Covered
- ✓ Private

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

**Category**

- ✓ Luxury
- ✓ Resale