



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

1,350,000 €

Reference: R5365240 Bedrooms: 3 Bathrooms: 2 Build Size: 167m<sup>2</sup> Terrace: 36m<sup>2</sup>





## Costa del Sol, Puerto Banús

Elegant frontline beach apartment in Ventura del Mar, Puerto Banús

Located in the prestigious beachfront urbanisation of Ventura del Mar, this beautifully presented first-floor apartment offers luxury living just a short walk from Puerto Banús marina.

The property features 167 m<sup>2</sup> built area plus a 36 m<sup>2</sup> south-facing terrace overlooking the landscaped communal gardens, creating a peaceful and private outdoor space to enjoy throughout the year.

The apartment offers:

- 3 spacious bedrooms
- 2 bathrooms
- Bright living and dining area
- Fully equipped kitchen
- Underfloor heating throughout
- Underground parking space
- Private storage room
- Lift access

Residents of Ventura del Mar enjoy exclusive access to:

- Tropical communal gardens
- Large swimming pool
- Fully equipped gym
- Spa area with wellness facilities
- 24-hour security
- Direct access to the beach promenade

This is an exceptional opportunity to own a luxury apartment in one of Marbella's most sought-after beachfront communities.

- Community fees: €700/month
- IBI: €1,610/year
- Garbage tax: €185/year

Easy viewings available.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Fitted Wardrobes  
WiFi

### Views

Garden

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

South

### Setting

Commercial Area  
Beachside  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Beachfront

### Furniture

Fully Furnished

### Security

Gated Complex  
Safe

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
U/F Heating

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground