



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

3,500,000 €

Reference: R5414764 Bedrooms: 3 Bathrooms: 5 Build Size: 275m<sup>2</sup> Terrace: 110m<sup>2</sup>





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## Costa del Sol, Puerto Banús

Magnificent Apartment in the Prestigious Gray D'Albion – Puerto Banús

Magnificent apartment located in the prestigious and iconic Gray D'Albion complex, one of the most exclusive developments in Puerto Banús, set on the beachfront and surrounded by lush tropical gardens.

Situated on the second floor, the property enjoys pleasant views of the gardens and the sea. It offers 385 m<sup>2</sup>, currently divided into two independent apartments with private access from a shared landing. This configuration allows them to be used separately or combined into a single, spacious luxury residence.

Possibility of joint or separate sale.

Apartment 1 – €2,000,000

Spacious and bright living-dining room with open-plan kitchen and direct access to the terrace.

Two bright bedrooms, both with en-suite bathrooms.

Bathrooms finished in high-quality marble with handcrafted mosaics.

Laundry room, storage room and guest toilet.

Marble underfloor heating and centralized air conditioning.

Apartment 2 – €1,500,000

Living-dining room with open-plan kitchen and access to the large terrace.

Master bedroom with en-suite bathroom and direct access to the terrace.

Laundry room and guest toilet.

Marble underfloor heating and centralized air conditioning.

The living room is currently used as an additional bedroom.

Extras & Communal Areas

Large storage room and underground parking space.

Spectacular tropical gardens and communal swimming pool.

24-hour security and concierge service.

A Unique Property

An exceptional opportunity in one of the most exclusive enclaves of the Costa del Sol.

Luxury, comfort and a privileged beachfront location in the heart of Puerto Banús.



## Features:

### Features

Lift  
 Near Transport  
 Private Terrace  
 Storage Room  
 Marble Flooring  
 Double Glazing  
 24 Hour Reception  
 Fitted Wardrobes  
 Restaurant On Site  
 Access for people with reduced mobility

### Orientation

South

### Climate Control

Air Conditioning  
 U/F Heating  
 Central Heating

### Views

Sea  
 Pool  
 Port  
 Beach

### Setting

Commercial Area  
 Beachside  
 Close To Port  
 Urbanisation  
 Close To Sea  
 Close To Schools  
 Beachfront  
 Front Line Beach Complex  
 Port

### Condition

Excellent

### Pool

Communal

### Security

24 Hour Security

### Category

Beachfront  
 Luxury

### Kitchen

Fully Fitted

### Parking

Underground

### Garden

Communal

### Utilities

Electricity