HI HOMES

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# Top Floor Apartment for sale in Puerto Banús, Marbella

**869,000 €**

**Reference:** R5423356 **Bedrooms:** 2 **Bathrooms:** 2 **Build Size:** 110m$^2$ **Terrace:** 30m$^2$











# Costa del Sol, Puerto Banús

LUXURY APARTMENT IN PUERTO BANÚS, STEPS FROM THE BEACH

We present this exclusive property located in the prestigious Marina Banús urbanization, one of Marbella's most sought-after addresses. Situated on the seventh floor, this elegant apartment stands out for its breathtaking panoramic views of the Mediterranean Sea and the Rock of Gibraltar, its excellent layout, and a prime location that allows you to enjoy all amenities just steps from home.

With 110 m² built and 98 m² of usable space, the apartment offers spacious, bright, and perfectly utilized rooms. It features two bedrooms, two full bathrooms, built-in wardrobes, and a magnificent west-facing terrace, ideal for enjoying spectacular sunsets year-round.

Thanks to its height and orientation, the property enjoys abundant natural light and a pleasant sense of spaciousness and privacy. A perfect property for both permanent residence and as a second home or investment in one of the most sought-after areas of the Costa del Sol.

Main Features

* 110 m² built
* 98 m² usable space
* 2 bedrooms
* 2 bathrooms
* Large west-facing terrace
* Built-in wardrobes
* Air conditioning
* Seventh floor (exterior)
* Elevator
* Excellent condition
* Parking space available for an additional €45,000

Exclusive residential complex with premium amenities

Marina Banús offers its residents comprehensive facilities designed for maximum comfort and quality of life:

* Communal swimming pool
* Fully equipped gym
* Paddle tennis court
* 24-hour security and concierge service
* Spacious landscaped gardens
* Accessible entrances for people with reduced mobility
* Multiple elevators

Prime location

Located in the heart of Puerto Banús, just steps from the beach, this property offers Enjoy walking distance to

international restaurants, beach clubs, luxury boutiques, supermarkets, pharmacies, and all the services you need for daily life.

Furthermore, it is located next to the renowned El Corte Inglés Banús Shopping Centre and very close to the most famous marina in the Mediterranean, making it one of the most exclusive and sought-after locations in all of Marbella.

Its combination of location, views, amenities, and high demand year-round makes this property an excellent opportunity for both enjoyment and investment.

An exclusive home in one of the most coveted enclaves in Europe.

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## Features:

**Features**
Lift
Near Transport
Private Terrace
Double Glazing
24 Hour Reception
Fitted Wardrobes
Gym
Fiber Optic
Tennis Court

**Orientation**
East
South
West

**Climate Control**
Central Heating

**Views**
Sea

**Setting**
Commercial Area
Beachside
Close To Port
Urbanisation
Close To Sea
Close To Shops
Close To Schools
Town
Marina

**Condition**
Excellent

**Pool**
Communal

**Furniture**
Fully Furnished

**Kitchen**
Fully Fitted

**Garden**
Communal

**Security**
Gated Complex
24 Hour Security

**Parking**
Underground

**Utilities**
Electricity

**Category**
Luxury