

# BROMLEY ESTATES

*Marbella*



## MIDDLE FLOOR APARTMENT 3 BEDROOMS 2 BATHROOMS IN PUERTO BANÚS

📍 Puerto Banús

REF# R5365240 €1,350,000

BEDS

3

BATHS

2

BUILT

167 m<sup>2</sup>

TERRACE

36 m<sup>2</sup>

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

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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.



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