



## MIDDLE FLOOR APARTMENT 2 BEDROOMS 2.5 BATHROOMS IN PUERTO BANÚS

📍 Puerto Banús

REF# R5400343 €699,000

BEDS

2

BATHS

2.5

BUILT

137 m<sup>2</sup>

This impressive apartment is situated in the heart of Marbella's prestigious Puerto Banús, one of the most sought-after locations on the Costa del Sol for luxury real estate. With a spacious built area of 137m<sup>2</sup>, the property offers an elegant and contemporary living environment designed to reflect the high standards demanded by international buyers. The apartment is ideally positioned just steps away from Marina Banus, providing immediate access to the vibrant marina, designer boutiques, exclusive restaurants, and the picturesque beaches that define the Marbella lifestyle.

Designed for both style and comfort, the apartment boasts two generously sized bedrooms, each with its own en-suite bathroom, plus a separate guest toilet for added convenience. The open plan living, dining, and kitchen area flows effortlessly together, maximising the natural light from the south orientation and offering spectacular panoramic sea, marina, and street views. The modern kitchen is fully fitted and includes a dedicated pantry area, making it ideal for entertaining guests or private living. Key features such as air conditioning, fitted wardrobes, video entry, lift access, and an advanced alarm system further enhance the

+34 952 939 460 · info@bromleyestatesmarbella.com Urbanizacion El Rosario, CN340, Km 188, Marbella, Malaga 29603

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sense of security and sophistication within this gated community.

Lifestyle benefits are central to this exceptional Marbella property. Residents enjoy walking distance to an array of amenities, including supermarkets, world-famous luxury shops of Puerto Banús, dining options, and entertainment venues. The apartment's proximity to top-rated international schools, medical clinics, and beach clubs, as well as the renowned Golf Courses of Los Naranjos, Aloha Golf, and Las Brisas, ensures unparalleled convenience whether for year-round living or as a secure investment opportunity. Although there is no designated car parking space, owners have the valuable option to purchase a Port pass, granting 24-hour secure parking with direct access to the apartment entrance.

This apartment seamlessly blends modern design, privacy, and enviable location, promising a low-maintenance Mediterranean lifestyle and excellent rental potential. With easy access to the town centre, popular beaches, Puente Romano Resort within a five-minute drive, and excellent transport links, this property stands out as a premier Costa del Sol real estate investment. Whether seeking a sophisticated residence or a lucrative rental opportunity, this apartment in Puerto Banús delivers both prestige and practicality in a prime Marbella address.



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