



## MIDDLE FLOOR APARTMENT WITH 2 BEDROOMS

📍 Puerto Banús

**REF# R4650145 – 559.000€**

IBI

1000 €/YEAR

Garbage

120 €/YEAR

Community

2280 €/YEAR



2  
Beds



2  
Baths



117 m<sup>2</sup>  
Built

This luxury apartment in Puerto Banús is a true gem in the heart of the Costa del Sol. With a surface area of 118 m<sup>2</sup>, it features 2 bedrooms and 2 bathrooms, making it the perfect place for a couple or a small

family looking for an elegant and sophisticated home.

From the moment you step into this exclusive apartment, you will be amazed by the attention to detail and care that has been put into every aspect of its design. The southeast orientation ensures exceptional brightness throughout the day, creating a warm and welcoming atmosphere. In addition, it has air conditioning heating and an alarm system to guarantee your comfort and safety at all times.

The fully equipped kitchen, with state-of-the-art appliances, has been designed with gourmet cooking enthusiasts in mind. Here you can prepare your favorite dishes and enjoy them in the bright living room, which has been decorated in a modern and elegant style.

The two bedrooms, each with its own en-suite bathroom and spacious built-in closets, offer a private and peaceful space to rest and relax. Soundproof windows ensure a restful sleep, while the small private terrace overlooking Antonio Banderas Square is the perfect place to enjoy a cup of coffee in the morning or a glass of wine in the evening.

But it is the location of this apartment that truly sets it apart. Located in Puerto Banús, one of the most prestigious destinations on the Costa del Sol, you will have everything you need at your fingertips. Just a few steps away, you will find international designer boutiques, high-end restaurants, and a lively nightlife. Furthermore, you will be close to beautiful beaches, renowned golf courses, and exclusive events throughout the year.

In terms of infrastructure, there is a school less than 10 kilometers away, making it an excellent choice for families with children. There is also a nearby shopping center where you can enjoy a wide variety of shops and restaurants. As for public transportation, the closest metro lines are X and Y, the closest suburban train lines are A and B, and the closest bus lines to the apartment location are 123 and 456.

In summary, this newly renovated apartment offers a perfect combination of luxury, comfort, and unbeatable location. If you are looking for an elegant residence in Puerto Banús, look no further. Contact us and provide the property reference for more information about this incredible opportunity.



