

PUERTO BANÚS

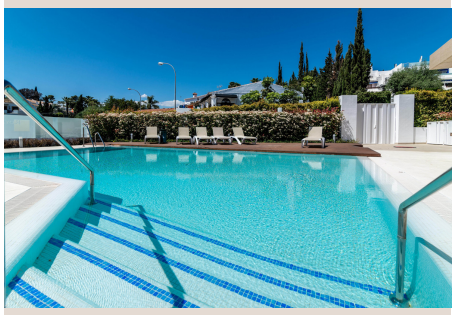
from 945,000 €

REFERENCE R5259643

Exclusive Ground-Floor Apartment: A Lifestyle Investment in Vibrant Puerto Banús

3	2	118 m²	78 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE











Description

Discover an unparalleled lifestyle opportunity in the heart of Spain's most glamorous coastal destination with this exquisite ground-floor apartment. Nestled within a prestigious, newly developed community, this residence offers the ultimate blend of modern luxury, unparalleled convenience, and robust investment potential. Located mere moments – a delightful stroll, in fact – from the iconic marina of Puerto Banús, this property places you at the epicenter of high-end living on the sun-drenched Costa del Sol.

The Quintessence of Mediterranean Luxury: Your Private Oasis

Step into a realm of refined elegance within this meticulously designed 3-bedroom, 2-bathroom apartment. Every inch of this spacious dwelling speaks to contemporary sophistication and comfort. The generously proportioned layout seamlessly integrates living spaces, bathed in natural light, creating an open and airy ambiance that invites relaxation and effortless entertaining. High-quality finishes and premium materials have been thoughtfully selected throughout, reflecting the discerning taste expected from a luxury development of this caliber. The apartment comes fully equipped with state-of-the-art appliances, ensuring that every modern convenience is at your fingertips from the moment you arrive. Bespoke fitted wardrobes grace each bedroom, offering ample, stylish storage solutions and maintaining the apartment’s sleek aesthetic.

The master suite serves as a private sanctuary, featuring an opulent en-suite bathroom where one can unwind and rejuvenate. The design prioritizes privacy and tranquility, creating a haven away from the vibrant energy of Puerto Banús. For added convenience, a discreetly hidden laundry room ensures the practicalities of daily life are handled with utmost discretion, preserving the apartment’s elegant flow and design.

Outdoor Living and Exquisite Community Amenities

One of the apartment’s most captivating features is its expansive, south-facing terrace. This magnificent outdoor space is an extension of the living area, bathed in glorious Spanish sunshine throughout the day and offering an idyllic setting for al fresco dining, intimate gatherings, or simply unwinding in a private sun-drenched haven. Imagine delightful barbecue evenings with friends and family, or peaceful mornings with a cup of coffee as you embrace the quintessential Mediterranean climate. It truly represents a fantastic 'chill-out' area, designed for ultimate outdoor relaxation and entertainment.

The apartment is situated within an exclusive, gated, and secure community, providing residents with peace of mind and an enhanced sense of privacy. This meticulously maintained development boasts lush, mature gardens that invite leisurely strolls and offer serene green spaces. At the heart of the community lies a magnificent communal swimming pool, a sparkling oasis perfect for a refreshing dip on warm summer days or simply lounging poolside, enjoying the tranquil surroundings. The common areas are exceptionally well-cared for, reflecting a commitment to luxury living and providing a resort-like atmosphere for all residents. Furthermore, the inclusion of underground parking and a dedicated storage room provides invaluable convenience and security, adding significant value to this exceptional property.

Puerto Banús: A World-Renowned Destination on Spain's Southern Coast

The location of this apartment is arguably its most compelling asset. Puerto Banús, nestled on the sun-drenched shores of Andalusia in the South of Spain, is not merely a marina but a global icon of luxury, glamour, and sophistication. Renowned for its dazzling display of superyachts, high-end designer boutiques from the world’s most prestigious fashion houses, and an array of Michelin-starred restaurants and vibrant nightlife, Banús offers an inimitable lifestyle. From savoring exquisite Mediterranean cuisine to browsing exclusive jewellery and enjoying lively cocktail bars, the possibilities for indulgence are endless.

Beyond the glitz and glamor, Puerto Banús also boasts pristine sandy beaches, perfect for sunbathing or water sports, and it serves as a gateway to the wider Costa del Sol, with its championship golf courses, charming white-washed villages, and breathtaking natural parks. The proximity to Marbella’s old town, with its historic charm and bustling orange square, further enhances the appeal of this prime location. Living here means having immediate access to everything one could desire for an

opulent and convenient life in the Mediterranean.

An Unrivalled Investment Opportunity

This exceptional property transcends the traditional definition of a home; it represents a truly remarkable investment opportunity. Whether you envision it as a permanent residence, a luxurious holiday escape, or a high-yielding rental asset, its potential is undeniable. For those seeking a permanent abode, it offers a sophisticated, comfortable, and secure environment within one of Spain’s most desirable locations. As a holiday home, its 'lock-up-and-leave' convenience, coupled with its prime location and luxurious amenities, makes it an ideal retreat for regular getaways.

Crucially, this apartment shines as a rental investment. The demand for luxury accommodations in Puerto Banús remains consistently high, attracting discerning international clientele year-round. The property comes with the significant advantage of having established clientele on major rental portals, providing immediate income-generating potential and significantly reducing the effort typically associated with market entry. With an estimated 10% Return On Investment (ROI), this is a financially compelling asset, offering an impressive yield in a stable and sought-after market. This rare combination of luxurious living and exceptional financial returns makes this apartment an intelligent acquisition for the astute investor. Do not miss the chance to own a piece of Puerto Banús's unparalleled luxury.

Details

Reference	R5259643	Property Type	Apartment
Status	Sale	Price	from 945,000 €
Bedrooms	3	Bathrooms	2
Build size	118 m²	Plot Size	–
Terrace	78 m²	Parking places	by request

Features

New development, Pool, Private garden, Alarm system, Parking