

PUERTO BANÚS

1,150,000 €

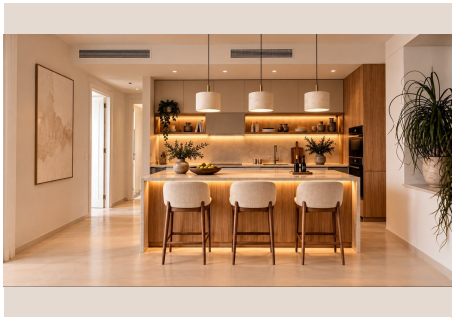
REFERENCE R5512591

Unrivaled Renovation Canvas in the Heart of Puerto Banús, Spain

2	2	188 m²
BEDROOMS	BATHROOMS	BUILT

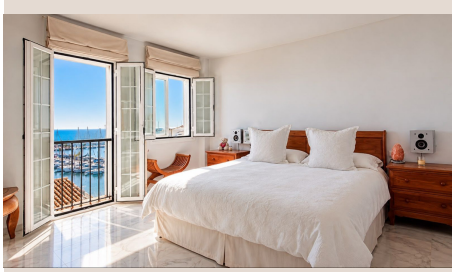












Description

Luxury Realty proudly presents an extraordinary opportunity to acquire and transform a generously proportioned 188 m² apartment into an exquisite, bespoke residence. Nestled in the very core of Puerto Banús, one of the Costa del Sol's most exclusive and globally acclaimed destinations in the South of Spain, this property offers a rare chance to craft a personalized haven of luxury.

Imagine waking up to the gentle Mediterranean breeze, with the promise of sun-drenched days in a location synonymous with opulence and a vibrant cosmopolitan lifestyle. This is more than an apartment; it's a blank canvas awaiting the discerning vision of an owner who appreciates prime location, spacious living, and the allure of tailor-made luxury.

Discover Puerto Banús: A Jewel of the Costa del Sol

Puerto Banús isn't merely a location; it's a statement. Famous worldwide for its iconic marina, where superyachts line the docks, it serves as a playground for the elite. The area boasts an unparalleled collection of designer boutiques from the world's most prestigious fashion houses, alongside Michelin-starred fine dining restaurants offering culinary journeys from across the globe. The vibrant nightlife and chic bars contribute to an atmosphere of sophisticated revelry, making it a dynamic hub of activity year-round.

Beyond the glamour, Puerto Banús offers a distinctive Mediterranean lifestyle. Its pristine beaches invite relaxation and water sports, while championship golf courses are just a short drive away, catering to enthusiasts. Its strategic position in Southern Spain, just moments from the charming Old Town of Marbella, ensures access to a broader spectrum of cultural experiences, amenities, and breathtaking natural beauty. This unique blend of high-end leisure and authentic Spanish charm makes it an ideal location for both luxurious permanent living and unforgettable holiday escapes.

A South-Facing Sanctuary with Panoramic Potential

This exceptional apartment is perfectly positioned with a desirable south-facing orientation, capturing abundant natural light throughout the day. From its private vantage point, residents are treated to attractive views stretching across the sparkling Mediterranean Sea and the bustling marina of Puerto Banús. Imagine enjoying your morning coffee or evening aperitif while watching the yachts sail by and the sun dip below the horizon – a truly captivating spectacle.

The property stands out significantly due to its generous proportions, offering a spacious 188 m² of interior living space. This expansive footprint represents an outstanding renovation potential, allowing for a complete reimagining of the layout and aesthetics. The existing configuration includes an inviting entrance hall that leads into a spacious living and dining area, currently featuring a charming fireplace that offers a focal point for cozy evenings. The separate, fully fitted kitchen, equipped with modern appliances, also benefits from a dedicated utility area, providing practical convenience for everyday living.

The apartment currently hosts two well-proportioned bedrooms, each thoughtfully designed with fitted wardrobes to maximize storage. Two full bathrooms serve the residence, with the principal bedroom enjoying the luxury of an en-suite facility, ensuring privacy and comfort. This robust existing structure provides a solid foundation upon which to build a truly magnificent and personalized luxury home.

Tailored Luxury: Reimagining Your Dream Space

The substantial floor area of this apartment unlocks exciting possibilities for architectural reconfiguration, allowing the future owner to tailor the space precisely to their individual needs and preferences. One compelling option is the potential to create a third bedroom, perfect for a growing family, accommodating guests, or establishing a dedicated home office or study. Alternatively, for those who desire the ultimate indulgence, the layout could be transformed to incorporate a spectacular walk-in wardrobe, adding an element of bespoke luxury and unparalleled functionality to the principal suite.

This flexibility is paramount in creating a residence that truly reflects personal taste and lifestyle. Envision open-plan living areas that flow seamlessly, custom-designed kitchen spaces, or spa-like bathrooms fitted with the finest materials. The opportunity to infuse high-end finishes, cutting-edge smart home technology, and personalized design touches means you are not just buying an apartment; you are investing in the creation of your dream home, a unique masterpiece in one of Europe's most coveted locations. Every corner can be curated to reflect your unique style and needs, promising a living experience that is both exclusive and deeply personal.

Unparalleled Convenience and Amenities

Comfort and convenience are integral to the luxury lifestyle, and this apartment delivers on both fronts. It benefits from a modern hot and cold air conditioning system, ensuring a pleasant climate indoors regardless of the season. The well-maintained building itself offers residents peace of mind and effortless living, featuring efficient lift access to all floors, complementing the premium experience. Furthermore, a professional concierge service is on hand to assist with various needs, adding an extra layer of security and convenience for residents.

A particularly valuable amenity in this sought-after location is the inclusion of one private parking space within the communal garage. In Puerto Banús, where parking can often be a challenge, this dedicated space offers an invaluable asset, providing secure and convenient storage for your vehicle and contributing significantly to the ease of daily life.

Embrace the Puerto Banús Lifestyle, Steps Away

One of the most compelling attributes of this apartment is its truly privileged positioning, allowing residents to fully immerse themselves in everything Puerto Banús has to offer, all within an easy stroll. The sandy beaches are just moments away, inviting leisurely walks or refreshing dips in the Mediterranean. The iconic marina, with its array of luxury yachts and vibrant atmosphere, is virtually on your doorstep.

Indulge in retail therapy at the high-end boutiques, savor exquisite cuisine at world-renowned restaurants, or enjoy a cocktail at fashionable bars – all reachable without the need for a car. Essential amenities such as supermarkets, pharmacies, and banks are conveniently close, as is the prestigious El Corte Inglés department store, offering everything from fashion to gourmet food. This exceptional walkability ensures that residents can effortlessly enjoy the area's myriad attractions and services, making daily activities and spontaneous outings incredibly convenient and enjoyable.

A Strategic Investment in Mediterranean Prestige

Combining its generous floor area, prime south-facing orientation, captivating sea and marina views, and unparalleled renovation potential, this property presents an exceptionally appealing opportunity. It is perfectly suited for those seeking to create an exclusive permanent residence, a luxurious holiday home for personal enjoyment, or a shrewd investment with significant potential to add value through comprehensive refurbishment.

In a market as dynamic and prestigious as Puerto Banús, properties offering such a robust foundation for transformation are highly coveted. An astute renovation can significantly enhance the property's market value, promising excellent returns on investment, whether through capital appreciation or attractive rental yields for the luxury holiday market. This is a rare chance to craft a bespoke home in one of the Mediterranean's most desirable destinations, blending a prime location, expansive living space, and exceptional flexibility into one remarkable offering.

Any proposed reconfiguration to create a third bedroom or walk-in wardrobe would be subject to technical feasibility, compliance with applicable regulations, and any necessary licenses and approvals.

Details

Reference	R5512591	Property Type	Apartment
Status	Sale	Price	1,150,000 €
Bedrooms	2	Bathrooms	2
Build size	188 m²	Plot Size	–
Terrace	–	Parking places	by request