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Luxury Realty
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# Apartment in Puerto Banús

Reference: R4688155



Bedrooms: 1
Bathrooms: 2
M² Build size: 120
Price: 700,000 €
Status: Sale
Property Type: Apartment
Parking places: by request
M² Plot Size:













Overview:

Discover an extraordinary opportunity to immerse yourself in the quintessential Puerto Banús lifestyle, where sophistication meets Mediterranean charm. This exceptional apartment, proudly presented by Luxury Realty, offers a rare chance to own a piece of paradise in one of the Costa del Sol's most coveted addresses. Nestled just a stone's throw from the sparkling sea and the vibrant pulse of the marina, this property is surrounded by an intoxicating array of designer boutiques, world-class restaurants, and exclusive amenities that have cemented Puerto Banús's reputation as a globally renowned destination. Imagine waking up to the gentle sea breeze and the allure of superyachts, all from the comfort of your private sanctuary.

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## Prime Location: The Heartbeat of Mediterranean Glamour

Positioned in the very epicentre of Puerto Banús, this apartment boasts a location that is, quite simply, unsurpassed. Situated on the highly sought-after second line from the marina, you are mere steps away from its bustling promenade, where luxury yachts berth and the world's elite gather. The golden sands of the beach and the inviting Mediterranean Sea are just a few metres from your doorstep, offering endless opportunities for sun-drenched relaxation and invigorating coastal strolls. Puerto Banús, a jewel in Southern Spain's Costa del Sol, is more than just a marina; it's a lifestyle, a statement, and a vibrant hub of international culture and leisure. From exclusive designer stores like Louis Vuitton, Gucci, and Dior to Michelin-starred dining experiences and chic waterfront cafés, every indulgence is within immediate reach. This unparalleled connectivity ensures that whether you seek vibrant nightlife, serene beach days, or sophisticated shopping, it's all effortlessly accessible from this prime address.

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## Elegant Interiors and Flexible Design: A Space Crafted for Discerning Tastes

Spanning an impressive 120 m² of meticulously designed built area, this apartment is a testament to spacious living within a prime urban setting. Its privileged south-southeast orientation ensures an abundance of natural light throughout the day, bathing the interiors in a warm, inviting glow. The property offers captivating views of both the azure Mediterranean Sea and the picturesque marina, providing a dynamic backdrop to everyday life. A distinctive feature is its exceptional natural illumination, enhanced by windows on both sides of the building, creating a bright and airy atmosphere. The generously proportioned living and dining area serves as the heart of the home, offering ample space for entertaining or quiet evenings.

Currently configured with one exceptionally spacious bedroom and two elegantly appointed bathrooms, one of which is en suite, the apartment presents intriguing possibilities for redistribution. Its adaptable layout allows for seamless conversion into a two-bedroom residence, catering perfectly to the evolving needs and desires of its new owner, whether for a growing family, a dedicated home office, or comfortable guest accommodation.

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## Modern Comforts and Premium Building Amenities

This exquisite apartment has recently undergone a comprehensive and thoughtful renovation, ensuring it stands in impeccable condition. The refurbishment has masterfully preserved the inherent character of original Puerto Banús architecture while integrating every modern comfort. The result is a harmonious blend of classic elegance and contemporary functionality. The sleek, fully equipped kitchen boasts high-end appliances. Both bathrooms have been meticulously renovated to offer a spa-like experience. Beautiful parquet flooring adds warmth, while double glazing ensures tranquility. Year-round comfort is guaranteed with integrated hot/cold air conditioning, allowing you to tailor the internal climate to your preference.

Beyond the exquisite interiors, this property offers essential building amenities. A private parking space in the secure underground garage is an exceptionally valuable asset in this bustling location, providing unparalleled convenience and peace of mind. The building itself is impeccably maintained, featuring a modern lift and thoughtfully adapted access for individuals with reduced mobility, ensuring comfort and accessibility for all.

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## An Astute Investment in a Global Hotspot

This unique combination of a prime location in Southern Spain, luxurious refurbishment, and practical features makes this apartment an exceptional prospect. It is ideally suited as a permanent Puerto Banús residence, a magnificent second home on the sun-drenched Costa del Sol, or a discerning investment in one of Marbella's most established and internationally recognised property markets. Properties of this calibre consistently demonstrate strong rental potential and capital appreciation, making this a truly intelligent acquisition for the astute investor.

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Features:

None, Air conditioning, Heating, Sea views, Lift, Parking