



**Property type :** Apartment

**Location :** Puerto Banús

**Bedrooms :** 2

**Bathrooms :** 2

**Swimming pool :** Communal

**Garden :** Private

**Orientation :** West

**Parking :** 1 underground parking

**House area :**

94 m<sup>2</sup>

- ✓ ensuite bathroom
- ✓ near transport
- ✓ WiFi
- ✓ Alarm system
- ✓ Terrace
- ✓ Airconditioning

- ✓ close to shops
- ✓ Close to beach
- ✓ Tennis court
- ✓ Lift
- ✓ White goods

- ✓ gated complex
- ✓ Close to sea
- ✓ Fitted wardrobes
- ✓ Utility room
- ✓ Not furnished

Located within a secure, 24-hour guarded community and just a 10-minute stroll from the vibrant Puerto Banús district, this stunning ground-floor apartment sits amidst 70,000 m<sup>2</sup> of beautifully landscaped tropical gardens.

The development offers exceptional on-site amenities, including two lagoon-style swimming pools, tennis courts, an inviting bar/restaurant open all day, a children's play area, and close proximity to international schools, shops, beaches, nightlife, and all essential services.

The apartment features 2 bedrooms and 2 bathrooms, including a master suite with its own ensuite bathroom. Both bedrooms include fitted wardrobes, complemented by an additional hallway closet. The modern open-plan kitchen flows seamlessly into the spacious living and dining area.

A standout feature is the expansive 77 m<sup>2</sup> terrace, of which 24 m<sup>2</sup> are covered, providing the perfect space for year-round outdoor living. An underground parking space is also included, with lift access directly to the ground floor.

An excellent investment opportunity — ideal for holiday rentals, long-term rentals, a holiday home, or comfortable year-round living.

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