



Los Granados, Marbella - Puerto Banus
Los Granados 432

bedrooms **3** bathrooms **3** built _{m2} **205** terrace _{m2} **117**



community --
month

garbage --
year

IBI 3.349 €
year

for sale **4.950.000 €**

EPC: D 58,57 kWh/m2. D 9,92 KgCO2/m2. Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

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Los Granados 432

Located in the prestigious frontline beach complex Los Granados II in Puerto Banús, this exceptional duplex penthouse offers an unrivaled living experience with panoramic views over the Mediterranean Sea, Puerto Banús marina, and the iconic Golden Mile.

The penthouse features three spacious bedrooms, each with its own en-suite bathroom, and an open-plan kitchen, two additional guest toilets, dining, and living area that flows seamlessly onto generous terrace spaces—perfect for indoor-outdoor living. The highlight of the property is the private rooftop terrace, complete with a private pool and multiple lounging areas, ideal for relaxing or entertaining while enjoying breathtaking sea views.

Situated in one of the most sought-after gated communities in Marbella, residents of Los Granados II benefit from 24-hour security, beautifully maintained tropical gardens, a large community pool, and direct access to the beachfront promenade.

Additional features include underground parking, private storage, and the rare opportunity to renovate this unique home to suit either a developer's vision or an end-user's dream of luxurious, first-line Mediterranean living.

This is a true gem for those seeking the best of location, views, and lifestyle on the Costa del Sol.

Reference	631793	Beds	3	Built m²	205
Type	Apartment	Baths	3	Interior m²	205
Location	Los Granados, Marbella - Puerto Banus	En-suite Baths	---	Terrace m²	117
		Guest Toilets	2	Plot m²	---
		Pax	---		
Pool	Private	Community	---	Levels	---
Garden	---	Garbage	---	Floor	---
Garage	Private	IBI	3.349 € / year	Orientation	South
Parking slots	1	Construct Year	1998	EPC	D 58,57 kWh/m²
		Renovation year	---		D 9,92 KgCO2/m²

For sale

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