

LAGUNA DE BANÚS / MARBELLA

PRIVATE PROPERTY COLLECTION

A rare opportunity.
A beachfront address.



LAGUNA DE BANÚS

Fully furnished · Two en-suite bedrooms
South-facing · Partial sea views

€3,895,000

Space to make your own.

Properties in Laguna de Banús rarely come to market. This fully furnished first-floor apartment brings generous living spaces and a south-facing terrace to one of Marbella's established beachfront settings.



Apartment built area

232.99 m²

Terraces, additional

46.09 m²

Accommodation

2 en-suite bedrooms

Inside, with a green outlook.



South-facing living.



A private place to unwind.

Two bedrooms, each with its own dressing area and en-suite bathroom. A separate guest WC is recorded in the registered property description.



Texture. Warmth. Design.



Life within Laguna de Banús.



Tropical gardens and an outdoor swimming pool create a leafy setting beside the promenade and beach.

Community amenities include a heated indoor pool, gym and spa facilities, with 24-hour security and concierge service.

These are communal facilities, separate from the apartment. Availability and operating arrangements should be confirmed with the community.

Within easy reach.

Beachfront living, with the promenade connecting the coastline towards Puerto Banús and Marbella. Distances below are approximate and supplied by the owner.

Mistral Beach	150 m · on foot
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Ocean Club	800 m · on foot
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Puerto Banús Marina	Just over 1 km · promenade
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Puente Romano	5 km · car / promenade walk
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Marbella Old Town	8 km · car / promenade walk
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Estepona centre	17 km · by car
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Sotogrande Marina	42 km · by car
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Málaga Airport	58 km · by car
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Gibraltar Airport	64 km · by car
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Explore the location on Google Maps ↗

The registered details.

Apartment	413 · Block 4, Jasmin
Floor	First floor
Apartment built area	232.99 m ² , excluding terraces
Covered terrace	43.70 m ²
Uncovered terrace	2.39 m ²
Terraces total	46.09 m ²
Garage area L	30.20 m ²
Storage room L	15.87 m ²

Source: registered property description dated 24 July 2024, pages 1-2. The garage and storage room are inseparable annexes in the semi-basement. One garage area is registered; vehicle capacity is not specified. Built area is not a measurement of usable internal floor space.

Costs & energy information.

IBI · 2025 annual bill	€4,757.97
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Refuse collection · 2025 total	€185.36
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Community · Q3 2026 base fee	€3,991.26
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After prompt-payment discount	€3,592.13 / quarter
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Q3 statement also includes a €422.61 adjustment, less a €42.26 adjustment discount: total shown €3,972.48. This is not a verified recurring quarterly total. Refuse: two paid half-year amounts of €92.68. Figures relate to the supplied periods; future charges and discount eligibility must be confirmed.

Energy consumption	E · 78.60 kWh/m ² /year
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CO2 emissions	D · 13.30 kg CO2/m ² /year
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Energy label valid until 10 April 2034.

Purchase taxes and transaction costs are additional to the asking price. These documents do not establish that all current liabilities have been settled.

Documents for your review.

Redacted supporting property documents and high-resolution photography are available on request. Select a link below to prepare your request through the website.

[Request supporting documents ↗](#)

[Request high-resolution photos ↗](#)

01 Registered property extract · 24 July 2024

02 IBI bill · 2025

03 Refuse collection payment receipts · 2025

04 Community statement · Q3 2026

05 Urban-planning certificate · May 2024

06 Energy-efficiency label

Urban-planning review

The May 2024 certificate reports no disciplinary proceedings found against the registered owners on the checked database. It also references final judgment 2370/2008 concerning the development's building licence. The certificate and the judgment's implications should be reviewed by the buyer's lawyer; this brochure does not establish the current planning position.

Documents are dated records. Obtain updated registry, community and municipal information during due diligence. The buyer pack contains redacted copies. Unredacted originals are held separately for legal due diligence. Send the prepared email in your email app to complete a request.

Discover it for yourself.



Request further information or arrange a private viewing.

info@lagunabanus.com

lagunabanus.com

Asking price €3,895,000. Subject to availability and confirmation.

Prepared 20 October 2026. Photography includes the apartment, communal areas and surrounding location. The opening panorama combines aerial viewpoints.