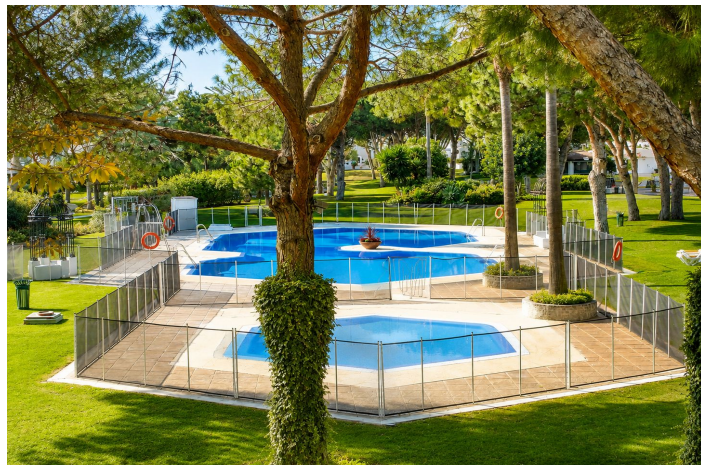




# Ground Floor Apartment for sale in Puerto Banús, Marbella

995,000 €

Reference: R5412613 Bedrooms: 2 Bathrooms: 2 Build Size: 155m<sup>2</sup>





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## Costa del Sol, Puerto Banús

This ground floor apartment is situated in Playas del Duque, Puerto Banús, within a prestigious frontline beach setting and a gated community. The property offers 2 bedrooms, 2 bathrooms, and a refurbished additional room that is currently arranged as a dining room, with the versatility to function as a single 3rd bedroom or an office. Its north-facing orientation, garden views, and access to communal gardens and a communal pool contribute to a comfortable residential setting.

The interior is presented in good condition and features a practical layout with a living room, dining room and a fully fitted and equipped kitchen. Finishes include marble floors, fitted wardrobes, air conditioning, double glazing and security shutters. The property also benefits from 24-hour security service within the complex, reinforcing the sense of privacy and peace of mind.

Outdoors, the apartment includes a private covered terrace, providing an extended living area with views over the communal gardens. The residence is accessed by lift and comes with private garage parking and 1 parking space included.

Its prime location places it front line to the beach, within in the famous Puerto Banus Marina, offering shopping, restaurants, amenities, and transport links all at your doorstep. Golf courses, schools and the towns of Marbella and San Pedro are within a short distance from Puerto Banus, making it a well-connected option in one of Marbella's most established beachfront developments.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Marble Flooring  
Double Glazing  
Fitted Wardrobes

### Views

Garden

### Pool

Communal

### Security

Gated Complex  
24 Hour Security  
Entry Phone

### Orientation

North

### Setting

Beachside  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Beachfront

### Kitchen

Partially Fitted

### Parking

Private

### Climate Control

Air Conditioning

### Condition

Good

### Garden

Communal

### Category

Beachfront