



# Ground Floor Apartment for sale in Puerto Banús, Marbella

480.000 €

Referenz: R5211592    Schlafzimmer: 2    Badezimmer: 2    Garten: 90m<sup>2</sup>    Terrasse: 66m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

MARBELLA, NUEVA ANDALUCIA ...Stylish Garden Apartment Walking Distance to Puerto Banús – Nueva Andalucía, Marbella

Holiday rental licence.

Discover the perfect blend of comfort, convenience, and Mediterranean charm in this bright 2-bedroom, 2-bathroom ground-floor apartment ideally located within walking distance of Puerto Banús and the beach. Set within a prestigious gated community with 24-hour security, this residence offers peace of mind and an exceptional lifestyle surrounded by 70,000 m<sup>2</sup> of lush landscaped gardens. Residents enjoy exclusive access to two stunning lagoon-style swimming pools, paddle tennis courts, children's play area, and easy access to nearby golf courses.

The apartment features an inviting entrance hall, a spacious living and dining area that opens directly onto a private large terrace—perfect for outdoor dining or relaxing in the sunshine. The fully fitted kitchen includes a convenient separate laundry room. Both bedrooms feature built-in wardrobes, while the master suite includes a private en-suite bathroom.

Additional highlights include air conditioning (hot and cold), double-glazed aluminium windows, communal parking, and an electric water heater. A private parking space is also included in the sale.

Ideally situated just 1 km from the beach and the vibrant marina of Puerto Banús, with its renowned restaurants, designer boutiques, and a wide range of amenities, this apartment is perfect as a holiday home, year-round residence, or investment property in one of Marbella's most sought-after areas.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
Private Terrasse  
Badezimmer  
Marmorböden  
Doppelverglasung  
Einstellungsschränke  
Paddel -Tennis  
Versorgungsraum  
Restaurant vor Ort

### Ansichten

Garten

### Pool

Gemeinschaft

### Garten

Gemeinschaft

### Versorgungsunternehmen

Strom

Trinkbares Wasser

### Orientierung

Ost

### Einstellung

In der Nähe des Hafens  
Urbanisierung  
In der Nähe des Meeres  
In der Nähe der Stadt  
In der Nähe von Schulen  
In der Nähe von Marina

### Möbel

Optional

### Sicherheit

Gated Complex  
24 -Stunden -Sicherheit

### Kategorie

Investition  
Wiederverkauf

### Klimakontrolle

Klimaanlage  
Kalte a/c  
Heiße A/C.

### Zustand

Exzellent

### Küche

Voll ausgestattet

### Parken

Unterirdisch  
Gemeinschaft