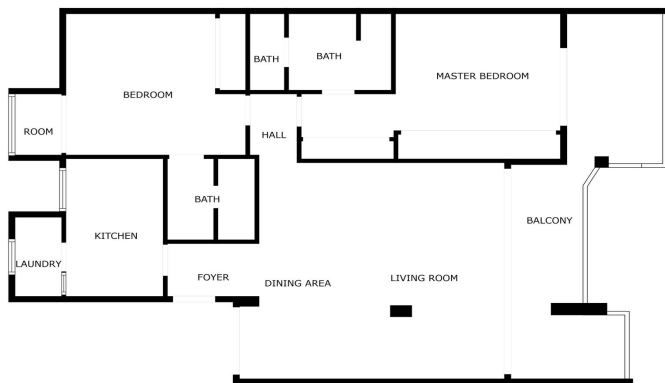




# Ground Floor Apartment for sale in Marbella Town, Marbella

949,000 €

Reference: R5063005 Bedrooms: 2 Bathrooms: 2 Build Size: 119m<sup>2</sup>



SIZES ARE APPROXIMATE, ACTUAL MAY VARY.





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## Costa del Sol, Marbella Town

Discover this lovely bohemian-style apartment located on the first floor of one of the most prestigious and sought-after beachfront developments in Puerto Banús. This exclusive community, originally designed by renowned architect Melvin Villaroel, combines a bohemian and relaxed atmosphere similar to Marina Puente Romano, surrounded by lush tropical gardens and carefully maintained vegetation that creates a unique and welcoming environment. The development offers 24-hour security with concierge service, heated indoor pool, jacuzzi, sauna, gym, and a charming restaurant with bar, creating a true oasis by the Mediterranean. The south-facing apartment ensures abundant natural light throughout the day. Its spacious terrace, featuring a custom-made bench, offers open views of the beautiful communal gardens, in one of the most attractive areas of the complex, surrounded by palm trees and mature vegetation. The living room is bright and cozy, thanks to its large floor-to-ceiling windows that frame the green views and allow light to flow throughout the space. The property is presented in its original state but has been carefully maintained. It is distributed in a spacious living-dining room, two bedrooms, two bathrooms (the main one en suite with direct access to the terrace), and a fully equipped kitchen with a laundry room. The development also offers satellite television, parking facilities, marble floors, and air conditioning, ensuring maximum comfort. This property is not only ideal as a residence but also as a 5-star investment, having demonstrated a solid source of rental income.





## Features:

### Features

Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Near Church  
Fiber Optic

### Setting

Beachside  
Close To Golf  
Close To Port  
Close To Shops  
Close To Town  
Close To Schools

### Climate Control

Air Conditioning

### Views

Garden