



## Ground Floor Apartment for sale in Puerto Banús, Marbella

1.250.000 €

Reference: R5179336 Bedrooms: 2 Bathrooms: 2 Build Size: 137m<sup>2</sup> Terrace: 18m<sup>2</sup>





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## Costa del Sol, Puerto Banús

Luxury Ground Floor Apartment in Ventura Del Mar with Private Spacious Terrace. This exclusive south-facing ground floor apartment is located in Ventura Del Mar, one of the most prestigious beachfront developments in Puerto Banús, Marbella. Offering a rare combination of privacy, comfort, and elegance, the property is just a one-minute walk from the beach, surrounded by high-end restaurants, luxury boutiques, and the vibrant lifestyle of Puerto Banús. Designed for those who seek both sophistication and convenience, this residence boasts a large private terrace, perfectly suited for relaxing mornings, al fresco dining, or entertaining guests. The terrace connects seamlessly with the spacious living room, creating an open and airy atmosphere that enhances the Mediterranean lifestyle. The apartment itself is finished to the highest standards. It features a bright living room, a modern fully equipped kitchen with a separate laundry area, a master bedroom with direct access to the terrace, and two additional bedrooms with two well-appointed bathrooms. High-quality materials, such as marble flooring, underfloor heating, and integrated air conditioning (hot/cold), ensure comfort and elegance all year round. Ventura Del Mar is known for its resort-style facilities that rival a five-star hotel. Residents enjoy beautifully landscaped tropical gardens with streams and ponds, a large communal pool area, a fully equipped gym, and a wellness spa complete with sauna, steam bath, and showers. For those seeking peace and relaxation, there are quiet seating areas throughout the grounds, while direct access to the promenade allows effortless strolls along the beachfront. Safety and convenience are guaranteed with 24-hour security, an advanced alarm system, a private underground parking space, and a large storage room included with the property. These features, combined with the community's premium-class status, make this apartment an outstanding choice both as a permanent residence and as a second home by the sea. Living in Ventura Del Mar means more than owning a property – it is an invitation to a lifestyle defined by luxury, comfort, and exclusivity. With Puerto Banús just moments away, you will have world-class dining, designer shopping, and the best of Marbella's nightlife at your doorstep, all while enjoying the privacy and tranquility of a gated beachfront community. This fabulous property is truly a gem on the Costa del Sol, combining timeless elegance with modern convenience in an unbeatable location next to the sea and Puerto Banús.



## Features:

### Caratteristiche

Terrazza privata  
Ripostiglio  
Bagno privato  
Pavimenti in marmo  
Doppio vetro  
Armadi a muro  
Solarium  
Wifi  
Palestra  
Sauna  
Ripostiglio

### Viste

Giardino  
Sciare

### Piscina

Condominiale

### Giardino

Condominiale

### Utility

Elettricità  
Telefono

### Orientamento

Sud

### Collocamento

Vicino alla spiaggia  
Vicino al porto  
Zona urbana  
Vicino al mare  
Vicino ai negozi  
Vicino alla città  
Vicino alle scuole  
Sulla spiaggia  
Città  
Porta  
Vicino alla foresta  
Complesso in prima linea di spiaggia

### Mobili

Completamente arredato

### Sicurezza

Complesso residenziale privato  
Sicurezza 24 ore  
Persiane elettriche  
Citofono  
Cassaforse

### Categoria

Case di vacanza  
Investimento  
Fronte mare  
Cheap  
Distressed  
Golf  
Lusso  
Rivendita

### Climate Control

Aria condizionata  
Pre -installato a/c  
Freddo a/c  
Caldo a/c  
Riscaldamento centrale  
Riscaldamento a pavimento  
Riscaldamento a pavimento nei bagni

### Condizione

Eccellente  
Recentemente rinnovato

### Cucina

Completamente arredata

### Parcheggio

Sottterraneo  
Privato