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Ground Floor Apartment for sale in Puerto Banús, Marbella

480,000 €

Reference: R5211592 **Bedrooms:** 2 **Bathrooms:** 2 **Build Size:** 90m^2 **Terrace:** 66m^2

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 m² 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.

Features:

Features
Covered Terrace
Lift
Private Terrace
Ensuite Bathroom
Marble Flooring
Double Glazing
Fitted Wardrobes
Paddle Tennis
Utility Room
Restaurant On Site

Orientation
East

Climate Control
Air Conditioning
Cold A/C
Hot A/C

Views
Garden

Setting
Close To Port
Urbanisation
Close To Sea
Close To Town
Close To Schools
Close To Marina

Condition
Excellent

Pool
Communal

Furniture
Optional

Kitchen
Fully Fitted

Garden
Communal

Security
Gated Complex
24 Hour Security

Parking
Underground
Communal

Utilities
Electricity
Drinkable Water

Category
Investment
Resale