



Ground Floor Apartment for sale in Puerto Banús, Marbella

480.000€

Reference: R5211592 Bedrooms: 2 Bathrooms: 2 Build Size: 90m² Terrace: 66m²















Costa del Sol, Puerto Banús

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

Armadi a muro Tennis paddle

Caratteristiche Orientamento **Climate Control**

Terrazza coperta Est Aria condizionata

Ascensore Freddo a/c Caldo a/c Terrazza privata

Bagno privato Pavimenti in marmo Doppio vetro

Ripostiglio Ristorante in loco

Viste Collocamento Condizione Giardino Vicino al porto **Eccellente**

> Zona urbana Vicino al mare Vicino alla città Vicino alle scuole Vicino al porto

Piscina Mobilia Cucina

Condominiale Opzionale Completamente arredata

Giardino Sicurezza **Parcheggio** Condominiale Complesso residenziale privato Sotterraneo Sicurezza 24 ore Condominiale

Utility Categoria Investimento Elettricità Rivendita Acqua potabile