



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

825,000 €

Reference: R5125183 Bedrooms: 2 Bathrooms: 2 Build Size: 80m<sup>2</sup> Terrace: 10m<sup>2</sup>















## Costa del Sol, Puerto Banús

EXCLUSIVE - BRAND NEW TO MARKET! Beachfront Urbanisation - Playa Rocio, Puerto Banus-Marbella! Unbeatable location with direct access onto the promenade and beach and a short 5 minute walk to the vibrant Puerto Banus Marina! We present a stylish 2.5Bed/2Bath Modern Renovated Apartment for Sale with Private Underground Parking Included in the price! €825,000. With a desirable south-west orientation, this apartment enjoys abundant natural light all throughout the day and evening. The open plan layout flows onto a private terrace overlooking the manicured community gardens - ideal for relaxing outdoors or entertaining. The property offers two generous bedrooms plus a versatile smaller room, perfect for use as a guest room, office, or walk-in wardrobe. Set within one of the most prestigious gated complexes in Puerto Banús, residents benefit from 24-hour security, concierge service, lush gardens, and a stunning communal swimming pool with direct access onto the promenade, all just moments from designer boutiques, fine dining, nightlife, and the beach. Whether as a holiday retreat, permanent residence, or rental investment, this apartment offers an unbeatable location and lifestyle. Video available upon request!





## **Features:**

Orientation **Climate Control Features** West **Covered Terrace** Air Conditioning

Lift South West Cold A/C Hot A/C

**Near Transport Private Terrace** Storage Room **Double Glazing** 24 Hour Reception **Fitted Wardrobes** 

WiFi

Fiber Optic

Access for people with reduced

mobility

Urban

Landscaped

Condition **Views Setting** Excellent Sea **Commercial Area** 

Mountain Beachside Recently Refurbished Garden Close To Port Recently Renovated

> Urbanisation Close To Sea Close To Shops Close To Town Beachfront Town

Close To Marina

Front Line Beach Complex

**Pool Furniture** Kitchen Communal **Fully Fitted** Not Furnished Garden Security **Parking** 

Underground Communal **Gated Complex** 

24 Hour Security

**Utilities** Category

Electricity **Holiday Homes** 

Drinkable Water Investment

> Beachfront Luxury Resale

Contemporary

**Private**