

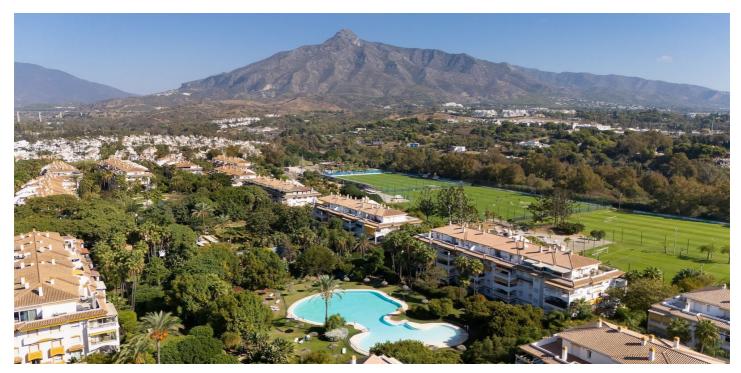


## Ground Floor Apartment for sale in Puerto Banús, Marbella

445,000 €

Reference: R5236090 Bedrooms: 2 Bathrooms: 2

Build Size: 94m<sup>2</sup> Terrace: 77m<sup>2</sup>















## Costa del Sol, Puerto Banús

Located within a secure, 24-hour guarded community and just a 10-minute stroll from the vibrant Puerto Banús district, this stunning ground-floor apartment sits amidst 70,000 m² of beautifully landscaped tropical gardens. The development offers exceptional on-site amenities, including two lagoon-style swimming pools, tennis courts, an inviting bar/restaurant open all day, a children's play area, and close proximity to international schools, shops, beaches, nightlife, and all essential services. The apartment features 2 bedrooms and 2 bathrooms, including a master suite with its own ensuite bathroom. Both bedrooms include fitted wardrobes, complemented by an additional hallway closet. The modern open-plan kitchen flows seamlessly into the spacious living and dining area. A standout feature is the expansive 77 m² terrace, of which 24 m² are covered, providing the perfect space for year-round outdoor living. An underground parking space is also included, with lift access directly to the ground floor. An excellent investment opportunity — ideal for holiday rentals, long-term rentals, a holiday home, or comfortable year-round living.





## **Features:**

24 Hour Reception

Close To Shops Close To Town

Features Orientation Climate Control

Covered Terrace West Air Conditioning
Lift Cold A/C

Near Transport Hot A/C

Private Terrace

Ensuite Bathroom

Double Glazing

Fitted Wardrobes
WiFi
Tennis Court

Utility Room
Fiber Optic

SettingConditionPoolClose To PortGoodCommunal

Urbanisation
Close To Sea

Close To Schools

Marina

Close To Marina

FurnitureKitchenGardenNot FurnishedFully FittedPrivate Garden

Easy Maintenance

SecurityParkingUtilitiesGated ComplexUndergroundElectricity

24 Hour Security Drinkable Water
Alarm System

Alarm System
Electric Blinds

Entry Phone

Category

Resale