

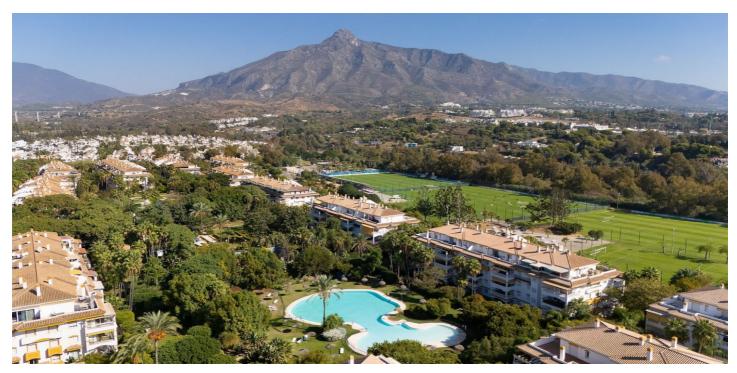


Ground Floor Apartment for sale in Puerto Banús, Marbella

445,000 €

Reference: R5236090 Bedrooms: 2 Bathrooms: 2

Build Size: 94m² Terrace: 77m²















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:

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

Lift Cold A/C

Hot A/C **Near Transport Private Terrace Ensuite Bathroom**

24 Hour Reception **Fitted Wardrobes** WiFi

Double Glazing

Tennis Court Utility Room

Close To Shops Close To Town Close To Schools

Entry Phone Category Resale

Fiber Optic Condition **Pool** Setting

Communal Close To Port Good

Urbanisation Close To Sea

Marina Close To Marina

Furniture Kitchen Garden Not Furnished **Fully Fitted Private Easy Maintenance**

Security **Parking Utilities**

Gated Complex Underground Electricity 24 Hour Security **Drinkable Water**

Alarm System **Electric Blinds**