



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

We present a stylish 2.5 Bed/2 Bath Modern Renovated Apartment in Playas Roció, Puerto Banús (Beachfront Development) for Sale with Private Underground Parking Included in the price! €825,000.

The communities restriction on tourist licenses and holiday lets ensure a uniquely peaceful and exclusive setting making it ideal as a full time residence or a serene holiday retreat in an unbeatable location with direct access onto the promenade and beach and a short 5 minute walk to the vibrant Puerto Banus Marina and lifestyle!

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.

Video available upon request!



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Double Glazing  
24 Hour Reception  
Fitted Wardrobes  
WiFi  
Fiber Optic  
Access for people with reduced mobility

### Views

Sea  
Mountain  
Garden  
Urban

### Pool

Communal

### Garden

Communal  
Landscaped

### Utilities

Electricity  
Drinkable Water

### Orientation

West  
South West

### Setting

Commercial Area  
Beachside  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Beachfront  
Town  
Close To Marina  
Front Line Beach Complex

### Furniture

Not Furnished

### Security

Gated Complex  
24 Hour Security

### Category

Holiday Homes  
Investment  
Beachfront  
Luxury  
Resale  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent  
Recently Refurbished  
Recently Renovated

### Kitchen

Fully Fitted

### Parking

Underground  
Private