



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

480 000 €

Référence: R5211592 Chambres: 2 Bain: 2 Construite: 90m<sup>2</sup> Terrasse: 66m<sup>2</sup>















## 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.



Buanderie



## Spécification:

Caractéristiques Orientation Climatisation Terrasse couverte Est Climatisation Ascenseur Cold A / C

A / C chaud Terrasse privée

Salle de bain attenante Sol en marbre Double vitrage Armoires ajustées Paddle tennis

Restaurant sur place Vues **Paramètre** Condition

**Jardin** Près du port Excellent

> Urbanisation Près de la mer Près de la ville Près des écoles Près de Marina

**Piscine** Meubles Cuisine

Communautaire Optional Entièrement équipé

Jardin Sécurité **Parking** Communautaire Complexe fermé Souterrain Sécurité 24 heures Communautaire

Services publics Catégorie Électricité Investissement

Eau potable Revente