



# Ground Floor Apartment for sale in Puerto Banús, Marbella

**1,385,000 €**Reference: R5212516   Bedrooms: 3   Bathrooms: 2   Build Size: 145m<sup>2</sup>

## Costa del Sol, Puerto Banús

Located in one of the most prestigious residential complexes in Puerto Banús, this elegant ground-floor apartment perfectly blends luxury, comfort, and a prime location. Just 100 metres from the beach and within walking distance of the marina, fine dining restaurants, luxury boutiques, and all amenities, it offers a truly refined Marbella lifestyle. The apartment, with 145 m<sup>2</sup> of beautifully designed interiors, stands out for its spacious layout, natural light, and seamless indoor-outdoor living. The large and inviting living-dining area opens directly onto a generous south-facing double terrace surrounded by lush tropical gardens – the perfect place to enjoy breakfast in the sun, evening dinners, or quiet moments of relaxation throughout the year. The recently renovated kitchen features a sleek contemporary design, fully equipped with high-end appliances and offering charming views of the gardens. The master bedroom is a true suite – spacious, bright, and with direct access to the terrace, as well as an elegant en-suite bathroom. The second bedroom also includes a full bathroom and access to a private terrace, ideal for relaxing with a book or enjoying the peaceful surroundings. The third bedroom is perfect for guests, children, or as a home office. All bedrooms are fitted with built-in wardrobes and finished to a high standard. Additional features include a covered parking space, storage room, marble floors, air conditioning, and heating. La Alcazaba is one of Marbella's most renowned gated communities, offering resort-style facilities such as beautifully landscaped tropical gardens, an outdoor pool with restaurant and café service, a heated indoor pool, gym, sauna, Turkish bath, and 24-hour reception and security. Its unbeatable location allows you to walk everywhere – the beach, promenade, Puerto Banús, and all the vibrant attractions that make this area so desirable. You'll also find supermarkets, pharmacies, and shopping centres nearby, as well as excellent connections to Marbella town and San Pedro Alcántara. A truly exceptional property, ideal as a permanent residence, a luxury holiday home, or a sound investment in one of the most exclusive areas of the Costa del Sol.

## Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Private Terrace		
Storage Room		
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
24 Hour Reception		
Fitted Wardrobes		
Gym		
Sauna		
Fiber Optic		
Views	Setting	Condition
Garden	Beachside	Excellent
Pool	Close To Port	Recently Renovated
	Urbanisation	
	Close To Sea	
	Close To Shops	
	Close To Town	
	Front Line Beach Complex	
Pool	Furniture	Kitchen
Communal	Fully Furnished	Fully Fitted
Indoor		
Garden	Security	Parking
Communal	Gated Complex	Underground
Landscaped	24 Hour Security	Garage
	Entry Phone	Covered
	Safe	
Utilities	Category	
Electricity	Holiday Homes	
Drinkable Water	Luxury	
Telephone	Resale	