



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

Référence: R5212516 Chambres: 3 Bain: 2 Construite: 145m<sup>2</sup>

**1 385 000 €**







## 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.

## Spécification:

Caractéristiques	Orientation	Climatisation
Terrasse couverte	Sud	Climatisation
Terrasse privée		
Salle de stockage		
Salle de bain attenante		
Sol en marbre		
Double vitrage		
Réception 24 heures		
Armoires ajustées		
Salle de sport		
Sauna		
Fibre optique		
Vues	Paramètre	Condition
Jardin	En bord de mer	Excellent
Piscine	Près du port	Récemment rénové
	Urbanisation	
	Près de la mer	
	Proche des magasins	
	Près de la ville	
	Complexe de plage de première ligne	
Piscine	Meubles	Cuisine
Communautaire	Entièrement meublé	Entièrement équipé
Indoor		
Jardin	Sécurité	Parking
Communautaire	Complexe fermé	Souterrain
Aménagé	Sécurité 24 heures	Garage
	Téléphone d'entrée	Covered
	Safe	
Services publics	Catégorie	
Électricité	Maisons de vacances	
Eau potable	Luxe	
Téléphone	Revente	