



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

445,000 €

Reference: R5236090 Bedrooms: 2 Bathrooms: 2 Build Size: 94m<sup>2</sup> Terrace: 77m<sup>2</sup>





---

## 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 m<sup>2</sup> 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 m<sup>2</sup> terrace, of which 24 m<sup>2</sup> 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:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Double Glazing  
24 Hour Reception  
Fitted Wardrobes  
WiFi  
Tennis Court  
Utility Room  
Fiber Optic

### Setting

Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Marina  
Close To Marina

### Furniture

Not Furnished

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Electric Blinds  
Entry Phone

### Category

Resale

### Orientation

West

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Underground

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Pool

Communal

### Garden

Private  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water