



Middle Floor Apartment for sale in Puerto Banús,
Marbella

510,000 €

Reference: R5225962 Bedrooms: 3 Bathrooms: 2 Build Size: 117m² Terrace: 20m²





Costa del Sol, Puerto Banús

Discover this exquisite apartment just steps from the glamorous Puerto Banús and the pristine beaches of Marbella, nestled in the heart of Nueva Andalucía – the prestigious 'Golf Valley' on the Costa del Sol, renowned for its upscale lifestyle, world-class golf courses like Los Naranjos and Aloha, and proximity to the iconic Casino Marbella. This serene, gated community offers the perfect blend of tranquillity and convenience, with all amenities at your doorstep: designer boutiques, fine dining, vibrant nightlife, supermarkets, and international schools. A mere 5-minute walk to the golden sands and sparkling Mediterranean Sea, while the A-7 motorway provides swift access to Estepona's charming old town or Málaga Airport, making it ideal for families, retirees, or investors seeking high rental yields in this booming hotspot with over 300 sunny days a year. Spanning 120 m² built (117 m² usable) on the first floor with convenient lift access, this impeccably maintained second-hand residence boasts a bright, functional layout designed for effortless living. The expansive living-dining room features a cosy fireplace and opens to a luminous, glazed terrace—perfect for year-round enjoyment with garden views. The independent, fully furnished kitchen includes a dedicated laundry area, while three spacious bedrooms (one with a private en-suite bathroom) offer fitted wardrobes for ample storage. Premium touches include elegant marble flooring throughout, air conditioning for hot/cold comfort, and a secure, gated environment. Residents relish lush green spaces, a refreshing communal swimming pool, and an expansive private parking area—all within a well-kept, harmonious community. The apartment is sold unfurnished, but the current high-quality furnishings are available at a very reasonable additional price for a seamless move-in. Whether as a permanent home, holiday retreat, or lucrative investment near the famed Casino Marbella, this property promises sophistication and serenity; contact us today to arrange a viewing.

**Features:****Features**

Covered Terrace
Lift
Near Transport
Private Terrace
Ensuite Bathroom
Marble Flooring
Double Glazing
Fitted Wardrobes
Utility Room
Near Church

Views

Garden
Street
Courtyard

Pool

Communal

Garden

Communal

Orientation

East
West

Setting

Commercial Area
Beachside
Close To Port
Urbanisation
Close To Sea
Close To Shops
Close To Town
Close To Schools
Town
Close To Marina

Furniture

Optional
Part Furnished

Security

Gated Complex
Alarm System

Climate Control

Air Conditioning
Fireplace

Condition

Good

Kitchen

Fully Fitted

Parking

Communal
Street