



Ground Floor Apartment for sale in Puerto Banús, Marbella

445,000 €Reference: R5236090 Bedrooms: 2 Bathrooms: 2 Build Size: 94m² Terrace: 77m²



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 m² 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 m² terrace, of which 24 m² 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	Orientation	Climate Control
Covered Terrace	West	Air Conditioning
Lift		Cold A/C
Near Transport		Hot A/C
Private Terrace		
Ensuite Bathroom		
Double Glazing		
24 Hour Reception		
Fitted Wardrobes		
Utility Room		
WiFi		
Fiber Optic		
Tennis Court		
Setting	Condition	Pool
Close To Port	Good	Communal
Urbanisation		
Close To Sea		
Close To Shops		
Close To Town		
Close To Schools		
Close To Marina		
Marina		
Furniture	Kitchen	Garden
Not Furnished	Fully Fitted	Private
		Easy Maintenance
Security	Parking	Utilities
Gated Complex	Underground	Electricity
24 Hour Security		Drinkable Water
Alarm System		
Electric Blinds		
Entry Phone		
Category		
Resale		