



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

**995,000 €**Reference: R5259643   Bedrooms: 3   Bathrooms: 2   Build Size: 118m<sup>2</sup>   Terrace: 78m<sup>2</sup>



## Costa del Sol, Puerto Banús

This exclusive, spacious 3-bedroom, 2-bathroom ground-floor apartment is located in a new development within walking distance of the vibrant Puerto Banús. Situated in a gated and secure community, the property offers access to a communal swimming pool and well-maintained common areas.

The apartment is fully equipped and features fitted wardrobes throughout. It boasts a generous layout and a south-facing terrace, providing a fantastic chill-out area perfect for barbecues and outdoor relaxation. The master bedroom includes an en-suite bathroom, and a discreetly hidden laundry room adds extra convenience. Underground parking and a storage room are included in the price.

This property represents an amazing opportunity as a permanent residence, holiday home, or rental investment, with established clientele on major portals and an estimated 10% ROI.



## Features:

Features	Orientation	Views
Near Transport	South	Garden
Private Terrace		
Ensuite Bathroom		
Fitted Wardrobes		
Utility Room		
Setting	Condition	Pool
Close To Port	Excellent	Communal
Close To Shops	New Construction	
Close To Town		
Close To Schools		
Furniture	Kitchen	Garden
Fully Furnished	Partially Fitted	Communal
Optional	Kitchen-Lounge	
Security	Parking	Category
Gated Complex	Private	Luxury
Alarm System		
Electric Blinds		