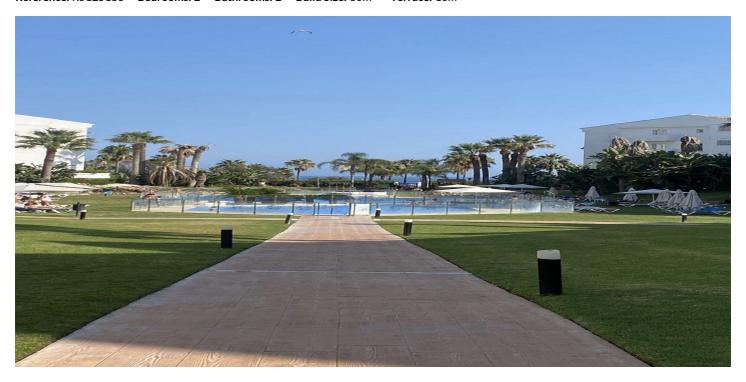




## Ground Floor Apartment for sale in Playa Rocio, Puerto Banús, Marbella

825,000€

Reference: R5125183 Bedrooms: 2 Bathrooms: 2 Build Size: 80m<sup>2</sup> Terrace: 10m<sup>2</sup>















## Costa del Sol, Puerto Banús

Exclusive New Listing – Playa Rocío, Beachfront Urbanisation Puerto Banús, Marbella A rare opportunity to acquire a beautifully renovated apartment in the sought-after Playa Rocío complex, offering direct access to the promenade and beach and just a 5-minute walk from Puerto Banús Marina. This stylish home features: 2.5 bedrooms / 2 bathrooms – including a versatile smaller room ideal as a guest room, office, or walk-in wardrobe. Open-plan living and dining area that flows seamlessly onto a private terrace with views over the manicured community gardens. South-west orientation ensuring natural light from morning to evening. Private underground parking space included. Playa Rocío is one of the most prestigious gated communities in Puerto Banús, offering residents: 24-hour security & concierge service Lush tropical gardens & a large communal pool Direct beachfront access Unbeatable proximity to designer boutiques, fine dining, nightlife, and all amenities. Whether you're looking for a holiday retreat, permanent residence, or a high-yield rental investment, this property delivers exceptional lifestyle and value in one of Marbella's most prime beachfront locations. Video tour available on request.





## Features:

**Features** Orientation **Climate Control** West **Covered Terrace** Air Conditioning

Lift South West Cold A/C

Near Transport Hot A/C **Private Terrace** Storage Room

Fitted Wardrobes

**Double Glazing** 24 Hour Reception

WiFi

Urban

Landscaped

Fiber Optic

Access for people with reduced mobility

Views Condition Setting Commercial Area Excellent Sea

Urbanisation

Mountain Beachside Recently Refurbished Garden Close To Port Recently Renovated

> Close To Sea Close To Shops Close To Town Beachfront Town

Close To Marina

Front Line Beach Complex

**Pool Furniture** Kitchen Communal Not Furnished **Fully Fitted** Garden **Parking** Security Communal **Gated Complex** Underground

24 Hour Security

**Utilities** Category

Electricity **Holiday Homes** Drinkable Water Investment Beachfront

Luxury Resale

Contemporary

**Private**