



# 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

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Double Glazing  
24 Hour Reception  
Fitted Wardrobes  
WiFi  
Fiber Optic  
Access for people with reduced mobility

### Views

Sea  
Mountain  
Garden  
Urban

### Pool

Communal

### Garden

Communal  
Landscaped

### Utilities

Electricity  
Drinkable Water

### Orientation

West  
South West

### Setting

Commercial Area  
Beachside  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Beachfront  
Town  
Close To Marina  
Front Line Beach Complex

### Furniture

Not Furnished

### Security

Gated Complex  
24 Hour Security

### Category

Holiday Homes  
Investment  
Beachfront  
Luxury  
Resale  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent  
Recently Refurbished  
Recently Renovated

### Kitchen

Fully Fitted

### Parking

Underground  
Private