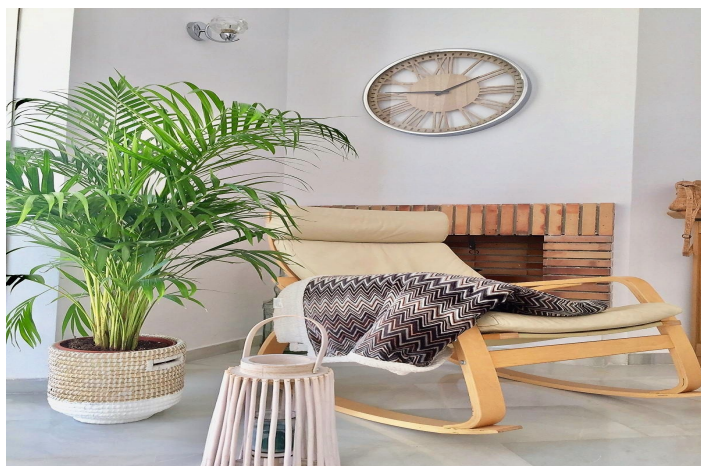




## Ground Floor Apartment for sale in Puerto Banús, Marbella West

**399,000 €**

Reference: R5203945   Bedrooms: 2   Bathrooms: 2   Build Size: 129m<sup>2</sup>





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## Costa del Sol, Puerto Banús

Ground-Floor Apartment with Three Terraces and Tourist Licence – Los Naranjos de Marbella, Nueva Andalucía

Beautiful and bright ground-floor apartment located in the exclusive Los Naranjos de Marbella, Phase VI, one of the most charming and peaceful communities in Nueva Andalucía – Marbella (Málaga). The property features two spacious bedrooms, two modern bathrooms with walk-in showers, and three private terraces, ideal for enjoying the Mediterranean lifestyle all year round. The open and airy living-dining area includes a fully equipped open-plan kitchen and a separate laundry area, creating a comfortable and functional living space. From the living room, there is direct access to one of the terraces – perfect for outdoor dining or relaxing. The apartment is sold fully furnished and has a valid tourist rental licence, making it an excellent opportunity for both personal use and investment, with immediate rental income potential. The urbanisation is beautifully maintained and offers lush gardens, a swimming pool for each phase (the nearest less than 50 metres away), concierge and security services, and ample perimeter parking throughout the year. Located just 100 metres from Mercadona supermarket, with direct access from the A7 motorway, public bus service, and close to Puerto Banús, beaches, restaurants, and golf courses. An ideal property for year-round living or as a holiday home with strong investment potential in one of Marbella's most desirable areas.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Courtesy Bus  
Fiber Optic

### Views

Garden  
Pool

### Pool

Communal  
Children`s Pool

### Garden

Communal

### Category

Holiday Homes  
Investment  
Beachfront  
Golf  
Luxury  
Resale

### Orientation

West

### Setting

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

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Entry Phone

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Fireplace

### Condition

Excellent  
Recently Refurbished

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water  
Telephone