



# Begane grond appartement te koop in Puerto Banús, Marbella West

480.000 €

Referentie: R5211592 Slaapkamers: 2 Badkamers: 2 Perceelgrootte: 90m<sup>2</sup> Terras: 66m<sup>2</sup>





---

## Costa del Sol, Nueva Andalucía

MARBELLA, NUEVA ANDALUCIA ...Stylish Garden Apartment Walking Distance to Puerto Banús - Nueva Andalucía, Marbella

Holiday rental licence.

Discover the perfect blend of comfort, convenience, and Mediterranean charm in this bright 2-bedroom, 2-bathroom ground-floor apartment ideally located within walking distance of Puerto Banús and the beach. Set within a prestigious gated community with 24-hour security, this residence offers peace of mind and an exceptional lifestyle surrounded by 70,000 m<sup>2</sup> of lush landscaped gardens. Residents enjoy exclusive access to two stunning lagoon-style swimming pools, paddle tennis courts, children's play area, and easy access to nearby golf courses.

The apartment features an inviting entrance hall, a spacious living and dining area that opens directly onto a private large terrace—perfect for outdoor dining or relaxing in the sunshine. The fully fitted kitchen includes a convenient separate laundry room. Both bedrooms feature built-in wardrobes, while the master suite includes a private en-suite bathroom.

Additional highlights include air conditioning (hot and cold), double-glazed aluminium windows, communal parking, and an electric water heater. A private parking space is also included in the sale.

Ideally situated just 1 km from the beach and the vibrant marina of Puerto Banús, with its renowned restaurants, designer boutiques, and a wide range of amenities, this apartment is perfect as a holiday home, year-round residence, or investment property in one of Marbella's most sought-after areas.



## Kenmerken:

### Extra's

Overdekt terras  
Tillen  
Privéterras  
Ensuite badkamer  
Marmeren vloeren  
Dubbele beglazing  
Gemonteerde kasten  
Peddeltennis  
Bijkeuken  
Restaurant ter plaatse

### Uitzicht

Tuin

### Zwembad

Gemeenschappelijk

### Tuin

Gemeenschappelijk

### Voorzieningen

Elektriciteit  
Drinkbaar water

### Zonorientatie

Oosten

### Ligging

Dicht bij de poort  
Verstedelijking  
Dicht bij zee  
Dicht bij de stad  
Dicht bij scholen  
Dicht bij jachthaven

### Meubilering

Optioneel

### Beveiliging

Gated Complex  
24 -uurs beveiliging

### Categorie

Investering  
Wederverkoop

### Klimaatbeheersing

Airconditioning  
Koud A/C  
Hete a/c

### Huidige Staat

Uitstekend

### Keuken

Volledig passend

### Parkeergelegenheid

Ondergronds  
Gemeenschappelijk