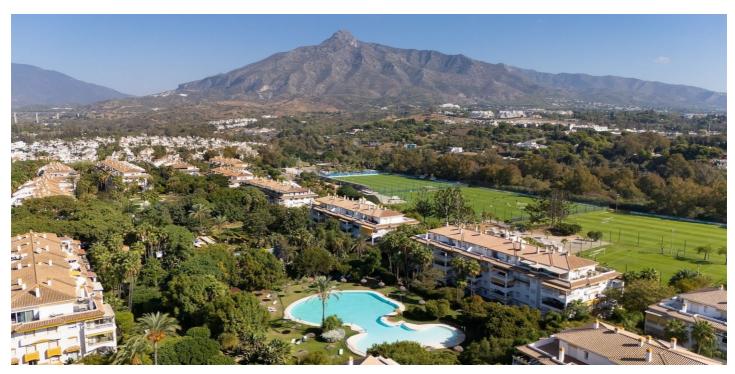




## Ground Floor Apartment for sale in Puerto Banús, Marbella West

445,000€

Reference: R5236090 Bedrooms: 2 Bathrooms: 2 Build Size: 94m<sup>2</sup> Terrace: 77m<sup>2</sup>















## Costa del Sol, Puerto Banús

Located within a secure, 24-hour guarded community and just a 10-minute stroll from the vibrant Puerto Banús district, this stunning ground-floor apartment sits amidst 70,000 m² of beautifully landscaped tropical gardens. The development offers exceptional on-site amenities, including two lagoon-style swimming pools, tennis courts, an inviting bar/restaurant open all day, a children's play area, and close proximity to international schools, shops, beaches, nightlife, and all essential services. The apartment features 2 bedrooms and 2 bathrooms, including a master suite with its own ensuite bathroom. Both bedrooms include fitted wardrobes, complemented by an additional hallway closet. The modern open-plan kitchen flows seamlessly into the spacious living and dining area. A standout feature is the expansive 77 m² terrace, of which 24 m² are covered, providing the perfect space for year-round outdoor living. An underground parking space is also included, with lift access directly to the ground floor. An excellent investment opportunity — ideal for holiday rentals, long-term rentals, a holiday home, or comfortable year-round living.





**Features:** 

**Tennis Court** 

Close To Schools

Marina

Features Orientation Climate Control

Covered Terrace West Air Conditioning

Lift Cold A/C
Near Transport Hot A/C

Private Terrace

Ensuite Bathroom
Double Glazing

24 Hour Reception
Fitted Wardrobes
WiFi

Utility Room
Fiber Optic

Setting Condition Pool

Close To Port Good Communal Urbanisation
Close To Sea

Close To Shops
Close To Town

Close To Marina

Furniture Kitchen Garden

Not Furnished Fully Fitted Private

Security Easy Maintenance
Utilities

Utilities

Gated Complex Underground Electricity

24 Hour Security Drinkable Water

Alarm System
Electric Blinds

Entry Phone

Category

Resale