



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

**489,000 €**

Reference: R5296786   Bedrooms: 3   Bathrooms: 2   Build Size: 117m<sup>2</sup>   Terrace: 20m<sup>2</sup>





## Costa del Sol, Puerto Banús

Step into this exceptional apartment, perfectly situated just moments from the glamorous Puerto Banús and Marbella's pristine beaches, in the heart of Nueva Andalucía—the prestigious 'Golf Valley' of the Costa del Sol. Known for its upscale lifestyle, world-class golf courses such as Los Naranjos and Aloha, and proximity to the iconic Casino Marbella, this tranquil gated community offers the ideal blend of privacy and convenience. Designer boutiques, gourmet dining, vibrant nightlife, supermarkets, and international schools are all within easy reach, while the golden sands and sparkling Mediterranean lie just a 5-minute stroll away—making this property perfect for families, retirees, or investors seeking strong rental returns.

Set on the first floor with lift access, this 120 m<sup>2</sup> apartment exudes comfort and style. The bright, open-plan living and dining area, featuring a cosy fireplace, flows seamlessly onto a sunlit glazed terrace with garden views—perfect for year-round relaxation. The independent, fully equipped kitchen includes a dedicated laundry area, while three generous bedrooms—including a master with en-suite bathroom—offer fitted wardrobes and abundant storage. High-end finishes such as elegant marble flooring throughout, air conditioning, and a secure gated environment ensure effortless, refined living.

Residents enjoy beautifully landscaped gardens, a sparkling communal swimming pool, and ample private parking within a serene, well-kept community. The apartment is sold unfurnished, though the current premium furnishings are available at a very reasonable additional cost for a smooth, turnkey move-in. Whether as a permanent residence, holiday retreat, or investment in one of Marbella's most sought-after areas near Casino Marbella, this property embodies sophistication, tranquility, and an unrivalled Mediterranean lifestyle.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	East	Air Conditioning
Lift	West	Cold A/C
Near Transport		Hot A/C
Private Terrace		Fireplace
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
Utility Room		
Near Church		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Garden	Commercial Area	Good
	Beachside	
	Close To Port	
	Urbanisation	
	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Schools	
	Close To Marina	
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Communal	Part Furnished	Fully Fitted
	Optional	
<b>Garden</b>	<b>Security</b>	<b>Parking</b>
Communal	Gated Complex	Street
	Alarm System	Communal
<b>Utilities</b>	<b>Category</b>	
Electricity	Reduced	
Drinkable Water	Holiday Homes	
	Investment	
	Bargain	
	Golf	
	Resale	