



## Ground Floor Apartment for sale in 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

We present a stylish 2.5 Bed/2 Bath Modern Renovated Apartment in Playas Rocío, Puerto Banús (Beachfront Development) for Sale with Private Underground Parking Included in the price! €825,000.

The communities restriction on tourist licenses and holiday lets ensure a uniquely peaceful and exclusive setting making it ideal as a full time residence or a serene holiday retreat in an unbeatable location with direct access onto the promenade and beach and a short 5 minute walk to the vibrant Puerto Banus Marina and lifestyle!

With a desirable south-west orientation, this apartment enjoys abundant natural light all throughout the day and evening. The open plan layout flows onto a private terrace overlooking the manicured community gardens – ideal for relaxing outdoors or entertaining.

The property offers two generous bedrooms plus a versatile smaller room, perfect for use as a guest room, office, or walk-in wardrobe.

Set within one of the most prestigious gated complexes in Puerto Banús, residents benefit from 24-hour security, concierge service, lush gardens, and a stunning communal swimming pool with direct access onto the promenade, all just moments from designer boutiques, fine dining, nightlife, and the beach.

Video available upon request!



## Features:

Features	Orientation	Climate Control
Covered Terrace	West	Air Conditioning
Lift	South West	Cold A/C
Near Transport		Hot A/C
Private Terrace		
Storage Room		
Double Glazing		
24 Hour Reception		
Fitted Wardrobes		
WiFi		
Fiber Optic		
Access for people with reduced mobility		
Views	Setting	Condition
Sea	Commercial Area	Excellent
Mountain	Beachside	Recently Refurbished
Garden	Close To Port	Recently Renovated
Urban	Urbanisation	
	Close To Sea	
	Close To Shops	
	Close To Town	
	Beachfront	
	Town	
	Close To Marina	
	Front Line Beach Complex	
Pool	Furniture	Kitchen
Communal	Not Furnished	Fully Fitted
Garden	Security	Parking
Communal	Gated Complex	Underground
Landscaped	24 Hour Security	Private
Utilities	Category	
Electricity	Holiday Homes	
Drinkable Water	Investment	
	Beachfront	
	Luxury	
	Resale	
	Contemporary	