## **LUNDE & NIETO**

PROPERTIES -



### 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

EXCLUSIVE - BRAND NEW TO MARKET! Beachfront Urbanisation - Playa Rocio, Puerto Banus-Marbella! Unbeatable location with direct access onto the promenade and beach and a short 5 minute walk to the vibrant Puerto Banus Marina! We present a stylish 2.5Bed/2Bath Modern Renovated Apartment for Sale with Private Underground Parking Included in the price! €825,000. 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. Whether as a holiday retreat, permanent residence, or rental investment, this apartment offers an unbeatable location and lifestyle. Video available upon request!

# LUNDE & NIETO

PROPERTIES -



#### **Features:**

FeaturesOrientationClimate ControlCovered TerraceWestAir Conditioning

Lift South West Cold A/C
Near Transport Hot A/C

Near Transport
Private Terrace
Storage Room
Double Glazing
24 Hour Reception

WiFi

Fiber Optic

**Fitted Wardrobes** 

Access for people with reduced

mobility

Urban

Landscaped

ViewsSettingConditionSeaCommercial AreaExcellent

MountainBeachsideRecently RefurbishedGardenClose To PortRecently Renovated

Urbanisation Close To Sea Close To Shops Close To Town Beachfront Town

Close To Marina

Front Line Beach Complex

PoolFurnitureKitchenCommunalNot FurnishedFully FittedGardenSecurityParking

Communal Gated Complex Underground

24 Hour Security

**Utilities** Category

Electricity Holiday Homes

Drinkable Water Investment

Beachfront Luxury Resale

Contemporary

**Private**