



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

**1,070,000 €**

Reference: R5142214   Bedrooms: 2   Bathrooms: 2   Build Size: 80m<sup>2</sup>   Terrace: 18m<sup>2</sup>





## Costa del Sol, Puerto Banús

This apartment is currently rented

Discover this exclusive third-floor apartment in a prestigious frontline beach development, ideally situated in the heart of Puerto Banús, Marbella.

The apartment offers two bedrooms, two bathrooms, a spacious living and dining area with direct access to the terrace, a fully equipped modern kitchen, and a separate laundry room. Tastefully furnished and ready to move in, the property is equipped with ducted air conditioning throughout. The apartment offers a beautiful view over the pool and well maintained gardens.

Playa Rocío provides an elegant and secure lifestyle with direct beach access, 24-hour security, two swimming pools (adults and children), and beautifully maintained tropical gardens.

### Key Features

2 Bedrooms | 2 Bathrooms

Approx. 80 m<sup>2</sup> Built Area

Private Terrace

Fully Furnished

Ducted Air Conditioning (Inverter System)

East-Facing

Prime Location: Just 200 meters from El Corte Inglés, and steps away from luxury boutiques, Michelin-starred restaurants, and the vibrant nightlife of Puerto Banús—the most glamorous marina on the Mediterranean.

Whether you are looking for a permanent residence, a holiday home, or a high-return investment, this apartment is a rare opportunity in one of Marbella's most desirable developments.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Double Glazing  
24 Hour Reception  
Fitted Wardrobes  
Utility Room

### Views

Garden  
Pool

### Pool

Communal

### Garden

Communal

### Utilities

Electricity

### Orientation

East

### Setting

Beachside  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Beachfront  
Front Line Beach Complex

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security

### Category

Holiday Homes  
Beachfront  
Luxury  
Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Street