



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

3,250,000 €

Reference: R5162677 Bedrooms: 2 Bathrooms: 3 Plot Size: 177m<sup>2</sup> Build Size: 262m<sup>2</sup> Terrace: 98m<sup>2</sup>







## Costa del Sol, Puerto Banús

Discover a rare investment opportunity in the heart of Puerto Banús with this exclusive ground-floor residence, located within the prestigious gated community of Casa Nova. This luxury property is set on one level, offering seamless living with exceptional privacy and direct access to the beach. Just steps from Marbella's iconic marina, world-class restaurants, designer boutiques, and vibrant nightlife, it combines the best of coastal living with an unbeatable location. The apartment features two spacious en-suite bedrooms, complemented by a third bedroom ideal for staff accommodation. Expansive living and dining areas, together with a fully equipped modern kitchen and two additional guest toilets, provide both comfort and convenience. Generous interiors flow effortlessly to private terraces, perfect for alfresco dining and year-round enjoyment of Marbella's Mediterranean climate. Casa Nova is renowned for its beautifully landscaped gardens, 24-hour security, and a tranquil communal pool, ensuring an atmosphere of both exclusivity and relaxation. Residents also benefit from three private underground parking spaces, a storage room, state-of-the-art security systems, and personalized concierge services, offering an effortless lifestyle with every detail considered. Additional highlights include underfloor heating, a private fireplace, panoramic sea views, a modern gym, lift access, and elegantly designed interiors with fitted wardrobes and double glazing. This beachfront residence is not only a luxurious home but also a strong investment opportunity in one of Marbella's most sought-after locations, with proximity to golf courses, international schools, and all amenities. Experience the ultimate blend of sophistication, comfort, and investment potential with this extraordinary beachfront apartment in Puerto Banús.



## Features:

### Features

Lift  
Private Terrace  
Storage Room  
Double Glazing  
Fitted Wardrobes  
Gym  
Sauna

### Views

Sea  
Panoramic

### Kitchen

Partially Fitted

### Parking

Private  
More Than One

### Orientation

South

### Setting

Beachside  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Beachfront

### Garden

Private

### Category

Beachfront

### Climate Control

Fireplace  
U/F Heating

### Pool

Communal

### Security

Gated Complex  
24 Hour Security