



## Grov etasje leilighet til salgs i Puerto Banús, Marbella

**1 385 000 €**

Referanse: R5212516 Soverom: 3 Bad: 2 Bebygget areal: 145m<sup>2</sup>





## Costa del Sol, Puerto Banús

Located in one of the most prestigious residential complexes in Puerto Banús, this elegant ground-floor apartment perfectly blends luxury, comfort, and a prime location. Just 100 metres from the beach and within walking distance of the marina, fine dining restaurants, luxury boutiques, and all amenities, it offers a truly refined Marbella lifestyle.

The apartment, with 145 m<sup>2</sup> of beautifully designed interiors, stands out for its spacious layout, natural light, and seamless indoor-outdoor living. The large and inviting living-dining area opens directly onto a generous south-facing double terrace surrounded by lush tropical gardens – the perfect place to enjoy breakfast in the sun, evening dinners, or quiet moments of relaxation throughout the year.

The recently renovated kitchen features a sleek contemporary design, fully equipped with high-end appliances and offering charming views of the gardens.

The master bedroom is a true suite – spacious, bright, and with direct access to the terrace, as well as an elegant en-suite bathroom. The second bedroom also includes a full bathroom and access to a private terrace, ideal for relaxing with a book or enjoying the peaceful surroundings. The third bedroom is perfect for guests, children, or as a home office. All bedrooms are fitted with built-in wardrobes and finished to a high standard.

Additional features include a covered parking space, storage room, marble floors, air conditioning, and heating.

La Alcazaba is one of Marbella's most renowned gated communities, offering resort-style facilities such as beautifully landscaped tropical gardens, an outdoor pool with restaurant and café service, a heated indoor pool, gym, sauna, Turkish bath, and 24-hour reception and security.

Its unbeatable location allows you to walk everywhere – the beach, promenade, Puerto Banús, and all the vibrant attractions that make this area so desirable. You'll also find supermarkets, pharmacies, and shopping centres nearby, as well as excellent connections to Marbella town and San Pedro Alcántara.

A truly exceptional property, ideal as a permanent residence, a luxury holiday home, or a sound investment in one of the most exclusive areas of the Costa del Sol.



## Egenskaper:

### Funksjoner

Dekket terrasse  
Privat terrasse  
Lagerrom  
Ensuite bad  
Marmorgulv  
Dobbeltvindu  
24 timers mottakelse  
Monterte garderober  
Treningsstudio  
Badstue  
Fiberoptisk

### Utsikt

Hage  
Basseng

### Basseng

Kommunal  
Innendørs

### Hage

Kommunal  
Anlagt

### Verktøy

Elektrisitet  
Drikkbart vann  
Telefon

### Orientering

Sør

### Innstilling

Stranden  
I nærheten av havnen  
Urbanisering  
Nær sjøen  
I nærheten av butikker  
Nær byen  
Front Line Beach Complex

### Møbler

Fullt møblert

### Sikkerhet

Inngjerdet kompleks  
24 timers sikkerhet  
Inngangstelefon  
Sikker

### Kategori

Feriehus  
Luksus  
Videresalg

### Klimakontroll

Klimaanlegg

### Betingelse

Glimrende  
Nylig renovert

### Kjøkken

Fullt montert

### Parkering

Underjordisk  
Garasje  
Dekket