



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

Reference: JNP5142214   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	Orientation	Climate Control
Covered Terrace	East	Air Conditioning
Lift		Cold A/C
Near Transport		Hot A/C
Private Terrace		
Ensuite Bathroom		
Double Glazing		
24 Hour Reception		
Fitted Wardrobes		
Utility Room		
Views	Setting	Condition
Garden	Beachside	Good
Pool	Close To Port	
	Urbanisation	
	Close To Sea	
	Close To Shops	
	Beachfront	
	Front Line Beach Complex	
Pool	Furniture	Kitchen
Communal	Fully Furnished	Fully Fitted
Garden	Security	Parking
Communal	Gated Complex	Street
	24 Hour Security	
Utilities	Category	
Electricity	Holiday Homes	
	Resale	
	Beachfront	
	Luxury	