



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

**445,000 €**Reference: JNP5236090   Bedrooms: 2   Bathrooms: 2   Build Size: 94m<sup>2</sup>   Terrace: 77m<sup>2</sup>



## Costa del Sol, Puerto Banús

Located within a secure, 24-hour guarded community and just a 10-minute stroll from the vibrant Puerto Banús district, this stunning ground-floor apartment sits amidst 70,000 m<sup>2</sup> of beautifully landscaped tropical gardens. The development offers exceptional on-site amenities, including two lagoon-style swimming pools, tennis courts, an inviting bar/restaurant open all day, a children's play area, and close proximity to international schools, shops, beaches, nightlife, and all essential services. The apartment features 2 bedrooms and 2 bathrooms, including a master suite with its own ensuite bathroom. Both bedrooms include fitted wardrobes, complemented by an additional hallway closet. The modern open-plan kitchen flows seamlessly into the spacious living and dining area. A standout feature is the expansive 77 m<sup>2</sup> terrace, of which 24 m<sup>2</sup> are covered, providing the perfect space for year-round outdoor living. An underground parking space is also included, with lift access directly to the ground floor. An excellent investment opportunity – ideal for holiday rentals, long-term rentals, a holiday home, or comfortable year-round living.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	West	Air Conditioning
Lift		Cold A/C
Near Transport		Hot A/C
Private Terrace		
Ensuite Bathroom		
Double Glazing		
24 Hour Reception		
Fitted Wardrobes		
Utility Room		
WiFi		
Fiber Optic		
Tennis Court		
<b>Setting</b>	<b>Condition</b>	<b>Pool</b>
Close To Port	Good	Communal
Urbanisation		
Close To Sea		
Close To Shops		
Close To Town		
Close To Schools		
Close To Marina		
Marina		
<b>Furniture</b>	<b>Kitchen</b>	<b>Garden</b>
Not Furnished	Fully Fitted	Private
		Easy Maintenance
<b>Security</b>	<b>Parking</b>	<b>Utilities</b>
Gated Complex	Underground	Electricity
24 Hour Security		Drinkable Water
Alarm System		
Electric Blinds		
Entry Phone		
<b>Category</b>		
Resale		