



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

825,000 €

Reference: R5125183   Bedrooms: 2   Bathrooms: 2   Build Size: 80m<sup>2</sup>   Terrace: 10m<sup>2</sup>





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## Costa del Sol, Puerto Banús

We present a stylish 2.5 Bed/2 Bath Modern Renovated Apartment in Playas Rocio, Puerto Banús (Beachfront Development) for Sale with Private Underground Parking Included in the price! €825,000.

The communities restriction on tourist licenses and holiday lets ensure a uniquely peaceful and exclusive setting making it ideal as a full time residence or a serene holiday retreat in an unbeatable location with direct access onto the promenade and beach and a short 5 minute walk to the vibrant Puerto Banus Marina and lifestyle!

With a desirable south-west orientation, this apartment enjoys abundant natural light all throughout the day and evening. The open plan layout flows onto a private terrace overlooking the manicured community gardens – ideal for relaxing outdoors or entertaining.

The property offers two generous bedrooms plus a versatile smaller room, perfect for use as a guest room, office, or walk-in wardrobe.

Set within one of the most prestigious gated complexes in Puerto Banús, residents benefit from 24-hour security, concierge service, lush gardens, and a stunning communal swimming pool with direct access onto the promenade, all just moments from designer boutiques, fine dining, nightlife, and the beach.

Video available upon request!



## Features:

### Features

Covered Terrace  
 Lift  
 Near Transport  
 Private Terrace  
 Storage Room  
 Double Glazing  
 24 Hour Reception  
 Fitted Wardrobes  
 WiFi  
 Fiber Optic  
 Access for people with reduced mobility

### Views

Sea Views  
 Mountain  
 Garden  
 Urban

### Pool

Communal

### Garden

Communal  
 Landscaped

### Utilities

Electricity  
 Drinkable Water

### Orientation

West  
 South West

### Setting

Commercial Area  
 Beachside  
 Close To Port  
 Urbanisation  
 Close To Sea  
 Close To Shops  
 Close To Town  
 Beachfront  
 Town  
 Close To Marina  
 Front Line Beach Complex

### Furniture

Not Furnished

### Security

Gated Complex  
 24 Hour Security

### Category

Holiday Homes  
 Investment  
 Frontline Beach  
 Luxury  
 Resale  
 Contemporary

### Climate Control

Air Conditioning  
 Cold A/C  
 Hot A/C

### Condition

Excellent  
 Recently Refurbished  
 Recently Renovated

### Kitchen

Fully Fitted

### Parking

Underground  
 Private