



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

489,000 €

Reference: R5225962   Bedrooms: 3   Bathrooms: 2   Build Size: 117m<sup>2</sup>   Terrace: 20m<sup>2</sup>





## Costa del Sol, Puerto Banús

Discover this exquisite apartment just steps from the glamorous Puerto Banús and the pristine beaches of Marbella, nestled in the heart of Nueva Andalucía – the prestigious 'Golf Valley' on the Costa del Sol, renowned for its upscale lifestyle, world-class golf courses like Los Naranjos and Aloha, and proximity to the iconic Casino Marbella. This serene, gated community offers the perfect blend of tranquillity and convenience, with all amenities at your doorstep: designer boutiques, fine dining, vibrant nightlife, supermarkets, and international schools. A mere 5-minute walk to the golden sands and sparkling Mediterranean Sea, while the A-7 motorway provides swift access to Estepona's charming old town or Málaga Airport, making it ideal for families, retirees, or investors seeking high rental yields in this booming hotspot with over 300 sunny days a year. Spanning 120 m<sup>2</sup> built (117 m<sup>2</sup> usable) on the first floor with convenient lift access, this impeccably maintained second-hand residence boasts a bright, functional layout designed for effortless living. The expansive living-dining room features a cosy fireplace and opens to a luminous, glazed terrace—perfect for year-round enjoyment with garden views. The independent, fully furnished kitchen includes a dedicated laundry area, while three spacious bedrooms (one with a private en-suite bathroom) offer fitted wardrobes for ample storage. Premium touches include elegant marble flooring throughout, air conditioning for hot/cold comfort, and a secure, gated environment. Residents relish lush green spaces, a refreshing communal swimming pool, and an expansive private parking area—all within a well-kept, harmonious community. The apartment is sold unfurnished, but the current high-quality furnishings are available at a very reasonable additional price for a seamless move-in. Whether as a permanent home, holiday retreat, or lucrative investment near the famed Casino Marbella, this property promises sophistication and serenity; contact us today to arrange a viewing.



## Features:

Features	Orientation	Climate Control
Covered Terrace	East	Air Conditioning
Lift	West	Fireplace
Near Transport		
Private Terrace		
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
Utility Room		
Near Church		
Views	Setting	Condition
Garden	Commercial Area	Good
Courtyard	Beachside	
Street	Close To Port	
	Urbanisation	
	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Schools	
	Town	
	Close To Marina	
Pool	Furniture	Kitchen
Communal	Part Furnished	Fully Fitted
	Optional	
Garden	Security	Parking
Communal	Gated Complex	Street
	Alarm System	Communal