



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

**995,000 €**

Reference: R5259643   Bedrooms: 3   Bathrooms: 2   Build Size: 118m<sup>2</sup>   Terrace: 78m<sup>2</sup>





## Costa del Sol, Puerto Banús

This exclusive, spacious 3-bedroom, 2-bathroom ground-floor apartment is located in a new development within walking distance of the vibrant Puerto Banús. Situated in a gated and secure community, the property offers access to a communal swimming pool and well-maintained common areas. The apartment is fully equipped and features fitted wardrobes throughout. It boasts a generous layout and a south-facing terrace, providing a fantastic chill-out area perfect for barbecues and outdoor relaxation. The master bedroom includes an en-suite bathroom, and a discreetly hidden laundry room adds extra convenience. Underground parking and a storage room are included in the price. This property represents an amazing opportunity as a permanent residence, holiday home, or rental investment, with established clientele on major portals and an estimated 10% ROI.



## Features:

| Features         | Orientation      | Views    |
|------------------|------------------|----------|
| Near Transport   | South            | Garden   |
| Setting          | Condition        | Pool     |
| Private Terrace  | Excellent        | Communal |
| Ensuite Bathroom | New Build        |          |
| Fitted Wardrobes |                  |          |
| Utility Room     |                  |          |
| Furniture        | Kitchen          | Garden   |
| Fully Furnished  | Partially Fitted | Communal |
| Optional         | Kitchen-Lounge   |          |
| Security         | Parking          | Category |
| Gated Complex    | Private          | Luxury   |
| Alarm System     |                  |          |
| Electric Blinds  |                  |          |