



# Middle Floor Apartment for sale in Puerto Banús, Marbella

489,000 €

Reference: R5296786 Bedrooms: 3 Bathrooms: 2 Build Size: 117m<sup>2</sup> Terrace: 20m<sup>2</sup>





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## Costa del Sol, Puerto Banús

Step into this exceptional apartment, perfectly situated just moments from the glamorous Puerto Banús and Marbella's pristine beaches, in the heart of Nueva Andalucía—the prestigious 'Golf Valley' of the Costa del Sol. Known for its upscale lifestyle, world-class golf courses such as Los Naranjos and Aloha, and proximity to the iconic Casino Marbella, this tranquil gated community offers the ideal blend of privacy and convenience. Designer boutiques, gourmet dining, vibrant nightlife, supermarkets, and international schools are all within easy reach, while the golden sands and sparkling Mediterranean lie just a 5-minute stroll away—making this property perfect for families, retirees, or investors seeking strong rental returns.

Set on the first floor with lift access, this 120 m<sup>2</sup> apartment exudes comfort and style. The bright, open-plan living and dining area, featuring a cosy fireplace, flows seamlessly onto a sunlit glazed terrace with garden views—perfect for year-round relaxation. The independent, fully equipped kitchen includes a dedicated laundry area, while three generous bedrooms—including a master with en-suite bathroom—offer fitted wardrobes and abundant storage. High-end finishes such as elegant marble flooring throughout, air conditioning, and a secure gated environment ensure effortless, refined living.

Residents enjoy beautifully landscaped gardens, a sparkling communal swimming pool, and ample private parking within a serene, well-kept community. The apartment is sold unfurnished, though the current premium furnishings are available at a very reasonable additional cost for a smooth, turnkey move-in. Whether as a permanent residence, holiday retreat, or investment in one of Marbella's most sought-after areas near Casino Marbella, this property embodies sophistication, tranquility, and an unrivalled Mediterranean lifestyle.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Near Church

### Views

Garden

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

East  
West

### Setting

Commercial Area  
Beachside  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Marina

### Furniture

Part Furnished  
Optional

### Security

Gated Complex  
Alarm System

### Category

Reduced  
Holiday Homes  
Investment  
Bargain  
Golf  
Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Fireplace

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Street  
Communal