

## Apartment for sale in Puerto Banús, Costa del Sol

2 Bedrooms | 2 Bathrooms | 94 m<sup>2</sup> Interior | 77 m<sup>2</sup> Terraces | Storage Yes | Garden Yes | Pool Yes  
€ 757 IBI | € 180 Rubish tax | € 1,944 Community fees

# MARBELLA

— Estate

### Property Description

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.

This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice.  
Urb. Marbella Real, Local 2 (29602) Marbella - Spain Tel: +34 952 765 428 - Email: info@marbellaliving.com

An excellent investment opportunity — ideal for holiday rentals, long-term rentals, a holiday home, or comfortable year-round living.

**MARBELLA LIVING**  
— Estate Agents —

€ 445,000

Ref: R5236090

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