EK
ARBAT ESTATES

Sales - Apartment - Puerto Banús

895.000€

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Ref.-ID: R5169550 | **Puerto Banús** | **Apartment**

Community: 1,668 EUR / year | **IBI: 1,182 EUR / year** | **Rubbish: 240 EUR / year** | **4** | **3** | **128 m2**

Fully Renovated Four-Bedroom Beachside Apartment Near Puerto Banús This fully renovated four-bedroom, three-bathroom ground-floor apartment offers a rare combination of generous accommodation, contemporary interiors and a beachside location within walking distance of Puerto Banús. Set within Villa Marina, an established gated community with landscaped gardens and a communal swimming pool, the property is particularly well suited to families, second-home owners and buyers looking for a comfortable residence for extended stays on the Costa del Sol. The apartment has been comprehensively refurbished, including new windows, doors, flooring, air-conditioning, plumbing, electrics, kitchen and bathrooms. The result is a bright, practical home with a modern finish and a flexible four-bedroom layout. At the centre of the property is an open-plan living and dining area with dual-aspect natural light. The adjoining contemporary kitchen is fully fitted with integrated appliances, clean-lined cabinetry and generous preparation and storage space. The accommodation comprises four bedrooms and three bathrooms. Two bedrooms have fitted wardrobes and modern en-suite bathrooms, while the two additional bedrooms can be used for children, visiting family, guests or as a home office. A third full bathroom serves the remaining bedrooms and living areas. The apartment also benefits from 29 m² of private outdoor space, securely enclosed within the property's own gated boundary. It provides useful additional space for outdoor seating, dining, children's activities or storage. Villa Marina is a low-rise, Andalusian-style gated community with mature communal gardens and a swimming pool. Gated communal parking is available exclusively for residents and their guests. Spaces are not individually allocated, although parking is normally readily available. The property occupies a convenient beachside position with shops, restaurants, transport connections and several well-known coastal venues within walking distance. Approximate walking distances: • Under 5 minutes to La Sala by the Sea via the nearby pedestrian access • Under 10 minutes to the beach and Ocean Club Marbella • Under 15 minutes to Puerto Banús marina • Convenient access to bus services connecting Marbella, San Pedro de Alcántara and Estepona Despite its proximity to Puerto Banús, the community offers a more established residential setting away from the marina's busiest nightlife areas. Please note that the apartment does not hold a short-term tourist rental licence, and the community is not currently approving new tourist rental licences. Accordingly, the property is being offered primarily as a permanent residence, family home or private second home rather than as a short-term holiday rental investment. Property Highlights • Fully renovated ground-floor apartment • Four bedrooms and three bathrooms • Two en-suite bedrooms • Flexible fourth bedroom suitable for guests, children or a home office • Bright open-plan living and dining area • Contemporary fully fitted kitchen • 29 m² of securely enclosed private outdoor space • South orientation • Air-conditioning and double glazing • Established gated residential community • Landscaped communal gardens and swimming pool • Gated communal resident parking, with spaces normally available • Beachside of the main coastal road • Walking distance of the beach and Puerto Banús • Fully furnished • Community fees of approximately □139 per month This is an appealing opportunity for buyers seeking a renovated and spacious beachside home with four-bedroom flexibility, manageable running costs and easy access to the amenities of Puerto Banús. All distances, measurements and running costs are approximate and should be independently verified.

Setting
- ✔ Beachside
- ✔ Close To Shops
- ✔ Close To Schools
- ✔ Close To Marina
- ✔ Urbanisation

Orientation
- ✔ South Facing

Condition
- ✔ Recently Renovated
- ✔ Recently Refurbished

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Ensuite Bathroom
- ✔ Double Glazing
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex

Parking
- ✔ Communal Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Resale
- ✔ Contemporary