

Sales - Apartment - Puerto Banús
399.000€

www.arbatestates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatestates.com



Ref.-ID: R5203945

Puerto Banús

Apartment

Community: 2,076 EUR / year

IBI: 920 EUR / year



2



2



129 m2

Ground-Floor Apartment with Three Terraces and Tourist Licence – Los Naranjos de Marbella, Nueva Andalucía Beautiful and bright ground-floor apartment located in the exclusive Los Naranjos de Marbella, Phase VI, one of the most charming and peaceful communities in Nueva Andalucía – Marbella (Málaga). The property features two spacious bedrooms, two modern bathrooms with walk-in showers, and three private terraces, ideal for enjoying the Mediterranean lifestyle all year round. The open and airy living-dining area includes a fully equipped open-plan kitchen and a separate laundry area, creating a comfortable and functional living space. From the living room, there is direct access to one of the terraces — perfect for outdoor dining or relaxing. The apartment is sold fully furnished and has a valid tourist rental licence, making it an excellent opportunity for both personal use and investment, with immediate rental income potential. The urbanisation is beautifully maintained and offers lush gardens, a swimming pool for each phase (the nearest less than 50 metres away), concierge and security services, and ample perimeter parking throughout the year. Located just 100 metres from Mercadona supermarket, with direct access from the A7 motorway, public bus service, and close to Puerto Banús, beaches, restaurants, and golf courses. An ideal property for year-round living or as a holiday home with strong investment potential in one of Marbella’s most desirable areas.

Setting ✓ Commercial Area ✓ Beachside ✓ Close To Port ✓ Close To Shops ✓ Close To Sea ✓ Close To Town ✓ Close To Schools ✓ Urbanisation	Orientation ✓ West	Condition ✓ Excellent ✓ Recently Refurbished	Pool ✓ Communal ✓ Children`s Pool	Climate Control ✓ Air Conditioning ✓ Hot A/C ✓ Cold A/C ✓ Fireplace	Views ✓ Garden ✓ Pool
Features ✓ Covered Terrace ✓ Fitted Wardrobes ✓ Near Transport ✓ Private Terrace ✓ WiFi ✓ Ensuite Bathroom ✓ Marble Flooring ✓ Double Glazing ✓ Courtesy Bus ✓ Fiber Optic	Furniture ✓ Fully Furnished	Kitchen ✓ Fully Fitted	Garden ✓ Communal	Security ✓ Gated Complex ✓ Entry Phone ✓ 24 Hour Security	Utilities ✓ Electricity ✓ Drinkable Water ✓ Telephone
Category ✓ Beachfront ✓ Golf ✓ Holiday Homes ✓ Investment ✓ Luxury ✓ Resale					