



Sales - Apartment - Puerto Banús
480.000€

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



Ref.-ID: R5211592

Puerto Banús

Apartment

Community: 1,560 EUR / year

IBI: 950 EUR / year

Rubbish: 190 EUR / year



2



2



90 m2

MARBELLA, NUEVA ANDALUCIA ...Stylish Garden Apartment Walking Distance to Puerto Banús – Nueva Andalucía, Marbella Discover the perfect blend of comfort, convenience, and Mediterranean charm in this bright 2-bedroom, 2-bathroom ground-floor apartment ideally located within walking distance of Puerto Banús and the beach. Set within a prestigious gated community with 24-hour security, this residence offers peace of mind and an exceptional lifestyle surrounded by 70,000 m² of lush landscaped gardens. Residents enjoy exclusive access to two stunning lagoon-style swimming pools, paddle tennis courts, children’s play area, and easy access to nearby golf courses. The apartment features an inviting entrance hall, a spacious living and dining area that opens directly onto a private large terrace—perfect for outdoor dining or relaxing in the sunshine. The fully fitted kitchen includes a convenient separate laundry room. Both bedrooms feature built-in wardrobes, while the master suite includes a private en-suite bathroom. Additional highlights include air conditioning (hot and cold), double-glazed aluminium windows, communal parking, and an electric water heater. A private parking space is also included in the sale. Ideally situated just 1 km from the beach and the vibrant marina of Puerto Banús, with its renowned restaurants, designer boutiques, and a wide range of amenities, this apartment is perfect as a holiday home, year-round residence, or investment property in one of Marbella’s most sought-after areas.

Setting ✓ Close To Port ✓ Close To Sea ✓ Close To Town ✓ Close To Schools ✓ Close To Marina ✓ Urbanisation	Orientation ✓ East	Condition ✓ Excellent	Pool ✓ Communal	Climate Control ✓ Air Conditioning ✓ Hot A/C ✓ Cold A/C	Views ✓ Garden
Features ✓ Covered Terrace ✓ Lift ✓ Fitted Wardrobes ✓ Private Terrace ✓ Paddle Tennis ✓ Utility Room ✓ Ensuite Bathroom ✓ Marble Flooring ✓ Double Glazing ✓ Restaurant On Site	Furniture ✓ Optional	Kitchen ✓ Fully Fitted	Garden ✓ Communal	Security ✓ Gated Complex ✓ 24 Hour Security	Parking ✓ Underground ✓ Communal
Utilities ✓ Electricity ✓ Drinkable Water	Category ✓ Investment ✓ Resale				