

Sales - Apartment - Puerto Banús
769.999€

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Ref.-ID: R5464096

Puerto Banús

Apartment

IBI: 890 EUR / year



2



2



125 m2

Fantastic, bright 2-Bedroom Apartment with Sea Views — Nueva Andalucía, Marbella Set within a well-established gated community Cerro Blanco in the heart of Nueva Andalucía, this 137 m² apartment offers generous proportions, mature subtropical gardens and open views over the pool towards the Mediterranean. The property occupies a second-floor position and is entered through a hallway leading to a long, light-filled living and dining room with marble flooring, a marble fireplace and built-in shelving. Sliding doors open onto a glazed terrace — usable year-round — overlooking the communal gardens, pool, tennis courts and the sea beyond. The fully fitted kitchen has been modernised with white gloss cabinetry, composite worktops, integrated appliances including a Miele dishwasher, and a separate utility and laundry area. There are two double bedrooms, both with fitted wardrobes. The master benefits from an en-suite bathroom finished in travertine marble with a hydromassage bath, while the second bathroom features a walk-in rain shower in matching stone. The apartment has hot and cold air conditioning throughout. The community itself is one of the most attractive in the area: lush landscaped gardens with palms and mature trees, a large free-form swimming pool, tennis courts and 24-hour access control. Location is the key strength. Puerto Banús, the beach, Centro Plaza and the Marbella bullring are within a few minutes, and the apartment sits in the middle of Marbella's Golf Valley, with Las Brisas, Los Naranjos and Aloha courses on the doorstep. San Pedro and Marbella centre are a short drive away, with Málaga airport around 50 minutes. An excellent option as a permanent residence, holiday home or rental investment in one of Marbella's most consistently sought-after locations.

Setting ✓ Close To Port ✓ Close To Shops ✓ Close To Sea ✓ Close To Town ✓ Close To Marina ✓ Urbanisation	Orientation ✓ South East	Condition ✓ Excellent	Pool ✓ Communal	Climate Control ✓ Air Conditioning ✓ Fireplace	Views ✓ Sea ✓ Panoramic ✓ Garden
Features ✓ Covered Terrace ✓ Tennis Court ✓ Marble Flooring ✓ Fiber Optic	Furniture ✓ Optional	Kitchen ✓ Fully Fitted	Garden ✓ Communal	Security ✓ Gated Complex	Utilities ✓ Electricity ✓ Drinkable Water
Category ✓ Holiday Homes ✓ Investment ✓ Luxury ✓ Reduced ✓ Resale					