

Sales - Apartment - Puerto Banús  
800.000€

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



Ref.-ID: R5468350

Puerto Banús

Apartment

Community: 2,160 EUR / year

IBI: 880 EUR / year

Rubbish: 160 EUR / year



2



2



124 m2

Renovated Ground Floor Apartment in the Heart of Puerto Banús Fully renovated ground floor apartment in Terrazas de Banús, a gated residential community in the heart of Puerto Banús, just a short walk from the marina, beach, restaurants, boutiques and all amenities. The apartment offers 124 m² built, including a 16 m² west-facing terrace overlooking the landscaped communal gardens, with direct access from the terrace towards the pool area. The west orientation provides afternoon and evening sun, making the outdoor space particularly enjoyable later in the day. The property features a spacious living and dining area with direct access to the terrace, a generous master bedroom with en-suite bathroom and its own terrace access, and a more compact second bedroom, ideal as a children’s bedroom, guest room or home office. A second full bathroom serves the second bedroom and guests. The apartment has been fully renovated and offers a practical layout for both holidays and year-round living. Terrazas de Banús is a well-established gated community with beautifully maintained tropical gardens, several swimming pools, 24-hour security, concierge service and a paddle court. One of the property’s strongest advantages is its location. The beach, Puerto Banús marina, El Corte Inglés, designer boutiques, restaurants, cafés and everyday amenities are all within easy walking distance, allowing you to enjoy Puerto Banús without the need for a car. An attractive option as a holiday home, permanent residence or investment property in one of Marbella’s most established and convenient locations.

|                                                                                                                                                                                                        |                                                                             |                                                                                                        |                                                                                                            |                                                                                               |                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Beachside</li><li>✓ Port</li><li>✓ Close To Port</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Close To Marina</li></ul>            | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ West</li></ul>   | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Good</li><li>✓ Recently Refurbished</li></ul> | <b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>                                     | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li></ul>     | <b>Views</b> <ul style="list-style-type: none"><li>✓ Garden</li></ul>          |
| <b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Lift</li><li>✓ Fitted Wardrobes</li><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ Paddle Tennis</li></ul> | <b>Furniture</b> <ul style="list-style-type: none"><li>✓ Optional</li></ul> | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>                               | <b>Security</b> <ul style="list-style-type: none"><li>✓ Gated Complex</li><li>✓ 24 Hour Security</li></ul> | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Underground</li><li>✓ Garage</li></ul> | <b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li></ul> |
| <b>Category</b> <ul style="list-style-type: none"><li>✓ Resale</li></ul>                                                                                                                               |                                                                             |                                                                                                        |                                                                                                            |                                                                                               |                                                                                |