



## Ground Floor Apartment for sale in Puerto Banús, Marbella

399,000€

Reference: R5203945 Bedrooms: 2

Bathrooms: 2

Build Size: 129m<sup>2</sup>















## Costa del Sol, Puerto Banús

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.





## **Features:**

**Fitted Wardrobes** 

**Courtesy Bus** 

WiFi

FeaturesOrientationClimate ControlCovered TerraceWestAir Conditioning

Near TransportCold A/CPrivate TerraceHot A/CEnsuite BathroomFireplace

Marble Flooring
Double Glazing

Fiber Optic
Views Setting Condition

Garden Commercial Area Excellent
Pool Beachside Recently Refurbished

Close To Port

Urbanisation

Close To Sea
Close To Shops
Close To Town
Close To Schools

PoolFurnitureKitchenCommunalFully FurnishedFully Fitted

Children`s Pool
Garden Security Utilities

Communal Gated Complex Electricity
24 Hour Security Drinkable Water

Entry Phone Telephone

Category

Holiday Homes Investment

Beachfront

Golf Luxury

Resale