



## Bottenvåning till salu i Puerto Banús, Marbella

1 385 000 €

Referens: R5212516 Sovrum: 3 Badrum: 2 Bygga: 145m<sup>2</sup>





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## Costa del Sol, Puerto Banús

Located in one of the most prestigious residential complexes in Puerto Banús, this elegant ground-floor apartment perfectly blends luxury, comfort, and a prime location. Just 100 metres from the beach and within walking distance of the marina, fine dining restaurants, luxury boutiques, and all amenities, it offers a truly refined Marbella lifestyle.

The apartment, with 145 m<sup>2</sup> of beautifully designed interiors, stands out for its spacious layout, natural light, and seamless indoor-outdoor living. The large and inviting living-dining area opens directly onto a generous south-facing double terrace surrounded by lush tropical gardens – the perfect place to enjoy breakfast in the sun, evening dinners, or quiet moments of relaxation throughout the year.

The recently renovated kitchen features a sleek contemporary design, fully equipped with high-end appliances and offering charming views of the gardens.

The master bedroom is a true suite – spacious, bright, and with direct access to the terrace, as well as an elegant en-suite bathroom. The second bedroom also includes a full bathroom and access to a private terrace, ideal for relaxing with a book or enjoying the peaceful surroundings. The third bedroom is perfect for guests, children, or as a home office. All bedrooms are fitted with built-in wardrobes and finished to a high standard.

Additional features include a covered parking space, storage room, marble floors, air conditioning, and heating.

La Alcazaba is one of Marbella's most renowned gated communities, offering resort-style facilities such as beautifully landscaped tropical gardens, an outdoor pool with restaurant and café service, a heated indoor pool, gym, sauna, Turkish bath, and 24-hour reception and security.

Its unbeatable location allows you to walk everywhere – the beach, promenade, Puerto Banús, and all the vibrant attractions that make this area so desirable. You'll also find supermarkets, pharmacies, and shopping centres nearby, as well as excellent connections to Marbella town and San Pedro Alcántara.

A truly exceptional property, ideal as a permanent residence, a luxury holiday home, or a sound investment in one of the most exclusive areas of the Costa del Sol.



## Funktioner:

### Drag

Täckt terrass  
Privat terrass  
Förråd  
Badrum  
Marmorgolv  
Dubbelglas  
24 timmars mottagning  
Monterade garderober  
Gym  
Bastu

Fiberoptisk

### Åsikter

Trädgård  
Slå samman

### Slå samman

Gemensam  
Inomhus  
Trädgård  
Gemensam  
Anlagd

### Verktyg

Elektricitet  
Dricksvatten  
Telefon

### Orientering

Söder

### Miljö

Strandkant  
Nära hamnen  
Urbanisering  
Nära havet  
Nära butiker  
Nära staden  
Front Line Beach Complex

### Möbler

Fullmöblerad

### Säkerhet

Gated complex  
24 timmars säkerhet  
Posttelefon  
Säker

### Kategori

Fritidshus  
Lyx  
Återförsäljning

### Klimatkontroll

Luftkonditionering

### Skick

Excellent  
Nyligen renoverad

### Kök

Fullmonterad

### Parkering

Underground  
Garage  
Täckt