



# Apartment mit mittlerer Etage zum Verkauf in Puerto Banús, Marbella

477.000 €

Referenz: R5225962 Schlafzimmer: 3 Badezimmer: 2 Garten: 117m<sup>2</sup> Terrasse: 20m<sup>2</sup>





## Costa del Sol, Puerto Banús

Discover this exquisite apartment just steps from the glamorous Puerto Banús and the pristine beaches of Marbella, nestled in the heart of Nueva Andalucía – the prestigious ‘Golf Valley’ on the Costa del Sol, renowned for its upscale lifestyle, world-class golf courses like Los Naranjos and Aloha, and proximity to the iconic Casino Marbella. This serene, gated community offers the perfect blend of tranquillity and convenience, with all amenities at your doorstep: designer boutiques, fine dining, vibrant nightlife, supermarkets, and international schools. A mere 5-minute walk to the golden sands and sparkling Mediterranean Sea, while the A-7 motorway provides swift access to Estepona’s charming old town or Málaga Airport, making it ideal for families, retirees, or investors seeking high rental yields in this booming hotspot with over 300 sunny days a year.

Spanning 120 m<sup>2</sup> built (117 m<sup>2</sup> usable) on the first floor with convenient lift access, this impeccably maintained second-hand residence boasts a bright, functional layout designed for effortless living. The expansive living-dining room features a cosy fireplace and opens to a luminous, glazed terrace—perfect for year-round enjoyment with garden views. The independent, fully furnished kitchen includes a dedicated laundry area, while three spacious bedrooms (one with a private en-suite bathroom) offer fitted wardrobes for ample storage. Premium touches include elegant marble flooring throughout, air conditioning for hot/cold comfort, and a secure, gated environment.

Residents relish lush green spaces, a refreshing communal swimming pool, and an expansive private parking area—all within a well-kept, harmonious community. The apartment is sold unfurnished, but the current high-quality furnishings are available at a very reasonable additional price for a seamless move-in. Whether as a permanent home, holiday retreat, or lucrative investment near the famed Casino Marbella, this property promises sophistication and serenity; contact us today to arrange a viewing.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
In der Nähe des Transports  
Private Terrasse  
Badezimmer  
Marmorböden  
Doppelverglasung  
Einstellungsschränke  
Versorgungsraum  
In der Nähe der Kirche

### Ansichten

Garten  
Hof  
Straße

### Pool

Gemeinschaft

### Garten

Gemeinschaft

### Orientierung

Ost  
West

### Einstellung

Gewerbegebiet  
Strand  
In der Nähe des Hafens  
Urbanisierung  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe der Stadt  
In der Nähe von Schulen  
Stadt  
In der Nähe von Marina

### Möbel

Teil eingerichtet  
Optional

### Sicherheit

Gated Complex  
Alarmanlage

### Klimakontrolle

Klimaanlage  
Kamin

### Zustand

Gut

### Küche

Voll ausgestattet

### Parken

Straße  
Gemeinschaft