



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

489.000 €

Referenz: R5296786 Schlafzimmer: 3 Badezimmer: 2 Garten: 117m<sup>2</sup> Terrasse: 20m<sup>2</sup>





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## Costa del Sol, Puerto Banús

Step into this exceptional apartment, perfectly situated just moments from the glamorous Puerto Banús and Marbella's pristine beaches, in the heart of Nueva Andalucía—the prestigious 'Golf Valley' of the Costa del Sol. Known for its upscale lifestyle, world-class golf courses such as Los Naranjos and Aloha, and proximity to the iconic Casino Marbella, this tranquil gated community offers the ideal blend of privacy and convenience. Designer boutiques, gourmet dining, vibrant nightlife, supermarkets, and international schools are all within easy reach, while the golden sands and sparkling Mediterranean lie just a 5-minute stroll away—making this property perfect for families, retirees, or investors seeking strong rental returns.

Set on the first floor with lift access, this 120 m<sup>2</sup> apartment exudes comfort and style. The bright, open-plan living and dining area, featuring a cosy fireplace, flows seamlessly onto a sunlit glazed terrace with garden views—perfect for year-round relaxation. The independent, fully equipped kitchen includes a dedicated laundry area, while three generous bedrooms—including a master with en-suite bathroom—offer fitted wardrobes and abundant storage. High-end finishes such as elegant marble flooring throughout, air conditioning, and a secure gated environment ensure effortless, refined living.

Residents enjoy beautifully landscaped gardens, a sparkling communal swimming pool, and ample private parking within a serene, well-kept community. The apartment is sold unfurnished, though the current premium furnishings are available at a very reasonable additional cost for a smooth, turnkey move-in. Whether as a permanent residence, holiday retreat, or investment in one of Marbella's most sought-after areas near Casino Marbella, this property embodies sophistication, tranquility, and an unrivalled Mediterranean lifestyle.



## Eigenschaften:

### Merkmale

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

### Ansichten

Garten

### Pool

Gemeinschaft

### Garten

Gemeinschaft

### Versorgungsunternehmen

Strom  
Trinkbares Wasser

### 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  
In der Nähe von Marina

### Möbel

Teil eingerichtet  
Optional

### Sicherheit

Gated Complex  
Alarmanlage

### Kategorie

Reduziert  
Ferienhäuser  
Investition  
Schnäppchen  
Golf  
Wiederverkauf

### Klimakontrolle

Klimaanlage  
Kalte a/c  
Heiße A/C.  
Kamin

### Zustand

Gut

### Küche

Voll ausgestattet

### Parken

Straße  
Gemeinschaft