



# Ground Floor Apartment for sale in Puerto Banús, Marbella

1,385,000 €

Reference: R5212516 Bedrooms: 3 Bathrooms: 2 Build Size: 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.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
24 Hour Reception  
Fitted Wardrobes  
Gym  
Sauna  
Fiber Optic

### Views

Garden  
Pool

### Pool

Communal  
Indoor

### Garden

Communal  
Landscaped

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

South

### Setting

Beachside  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Front Line Beach Complex

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Entry Phone  
Safe

### Category

Holiday Homes  
Luxury  
Resale

### Climate Control

Air Conditioning

### Condition

Excellent  
Recently Renovated

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Covered