



# Ground Floor Apartment for sale in Puerto Banús, Marbella

995,000 €

Reference: R5259643 Bedrooms: 3 Bathrooms: 2 Build Size: 118m<sup>2</sup> Terrace: 78m<sup>2</sup>





---

## Costa del Sol, Puerto Banús

This exclusive, spacious 3-bedroom, 2-bathroom ground-floor apartment is located in a new development within walking distance of the vibrant Puerto Banús. Situated in a gated and secure community, the property offers access to a communal swimming pool and well-maintained common areas.

The apartment is fully equipped and features fitted wardrobes throughout. It boasts a generous layout and a south-facing terrace, providing a fantastic chill-out area perfect for barbecues and outdoor relaxation. The master bedroom includes an en-suite bathroom, and a discreetly hidden laundry room adds extra convenience. Underground parking and a storage room are included in the price.

This property represents an amazing opportunity as a permanent residence, holiday home, or rental investment, with established clientele on major portals and an estimated 10% ROI.



## Features:

### Features

Near Transport  
Private Terrace  
Ensuite Bathroom  
Fitted Wardrobes  
Utility Room

### Setting

Close To Port  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Fully Furnished  
Optional

### Security

Gated Complex  
Alarm System  
Electric Blinds

### Orientation

South

### Condition

Excellent  
New Construction

### Kitchen

Partially Fitted  
Kitchen-Lounge

### Parking

Private

### Views

Garden

### Pool

Communal

### Garden

Communal

### Category

Luxury