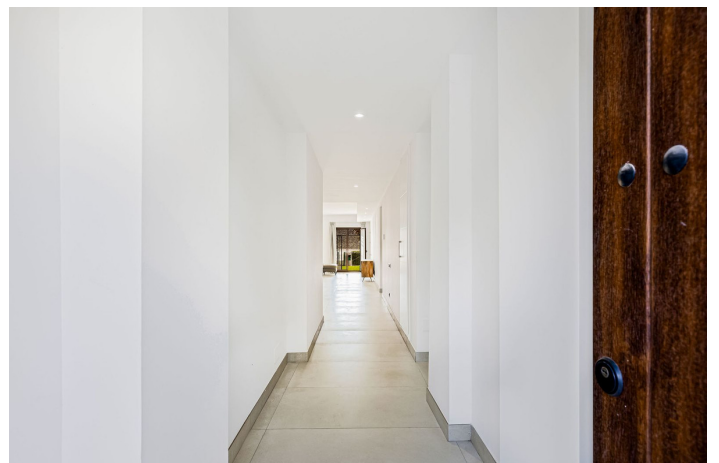




## Ground Floor Apartment for sale in Puerto Banús, Marbella

895,000 €

Reference: R5169550 Bedrooms: 4 Bathrooms: 3 Build Size: 128m<sup>2</sup> Terrace: 29m<sup>2</sup>





## Costa del Sol, Puerto Banús

Modern 4-Bedroom Ground-Floor Apartment, Villa Marina (Puerto Banús)

### Property Highlights

- \* Completely renovated from the shell with a focus on quality and longevity: windows, doors, flooring, air-conditioning, plumbing, electrics, kitchen and bathrooms
- \* Generous, well-balanced layout offering 4 bedrooms and 3 bathrooms (2 en-suite), ideal for family living and hosting guests
- \* Elegant open-plan living and dining space designed for comfort and everyday use rather than short-term occupancy
- \* Private courtyard with shaded seating and direct access to south-facing communal gardens and swimming pool
- \* Established gated Andalusian-style community with landscaped gardens and secure parking
- \* Prime beachside location within walking distance of Puerto Banús marina and beach clubs
- \* Short-term rentals (60 days or less) are not permitted, ensuring a calm, secure and predominantly owner-occupied environment

### Interior Description

The interior has been carefully reconfigured to create a refined yet practical family home. A bright, dual-aspect open-plan living and dining area forms the heart of the apartment, opening directly onto the gardens and providing a seamless connection between indoor and outdoor spaces.

The contemporary kitchen is fully fitted with integrated appliances and clean-lined cabinetry, offering a functional and elegant setting for daily living and entertaining alike.

Two spacious principal bedrooms feature modern en-suite bathrooms and fitted wardrobes. Two further bedrooms - one arranged as twins and one as a bunk room - provide flexibility for children, guests or visiting family. A third full bathroom serves the secondary bedrooms and main living areas, maintaining comfort and privacy for all occupants.

### Outdoor Living

The private courtyard offers a discreet, shaded retreat for morning coffee or evening relaxation. From the main living space, residents step directly onto the south-facing communal gardens and pool area - a rare combination of privacy and openness that works particularly well for families and longer stays.

### Community & Amenities

Villa Marina is a well-established, gated residential community where short-term holiday rentals are not permitted. This creates a notably peaceful atmosphere with consistent neighbours, enhanced security and a sense of permanence that is increasingly valued at this level of the market.

Residents benefit from:

- \* Landscaped communal gardens and swimming pool
- \* Secure internal parking



- \* Low-rise architecture and a quiet, residential feel
- \* A stable, owner-focused community just moments from the coast

### Location & Lifestyle

Set beachside of the main road, the apartment enjoys a privileged yet discreet position close to Puerto Banús while remaining removed from its late-night noise.

- \* Approximately 5 minutes' walk to La Sala Beach Club (via private access)
- \* Around 10 minutes' walk to the beach and Ocean Club Marbella
- \* Around 15 minutes' walk to Puerto Banús marina

Excellent transport links connect Marbella, San Pedro de Alcántara and Estepona, with direct routes to Málaga Airport – ideal for families splitting time between Spain and abroad.

All measurements are approximate and subject to verification.

### Request a Viewing

If you are looking for a refined beachside residence suitable for family life, extended stays and hosting guests – within a secure and tranquil community – we would be pleased to arrange a private viewing.

### FAQs

#### Is holiday renting allowed?

Short-term rentals are not permitted under the community rules. This ensures a quieter, more secure environment with long-term residents rather than transient holiday traffic. Rentals of more than 60 days are permitted making the property suitable for longer-term rentals.

#### Who is this property best suited for?

Families, second-home owners and buyers seeking a high-quality, low-density beachside residence with space for visiting family and friends.

#### How far is the beach and marina?

Approximately 10 minutes on foot to the beach and Ocean Club, and around 15 minutes to Puerto Banús marina.

#### Is parking included?

Yes - secure parking is available within the gated community.

#### What was renovated?

A full structural and cosmetic refurbishment including windows, doors, flooring, air-conditioning, plumbing, electrics, kitchen and bathrooms.



## Features:

### Features

Near Transport  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Fiber Optic

### Views

Garden  
Pool

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

South

### Setting

Beachside  
Urbanisation  
Close To Shops  
Close To Schools  
Close To Marina

### Furniture

Fully Furnished

### Security

Gated Complex

### Category

Holiday Homes  
Investment  
Resale  
Contemporary

### Climate Control

Air Conditioning

### Condition

Recently Refurbished  
Recently Renovated

### Kitchen

Fully Fitted

### Parking

Communal