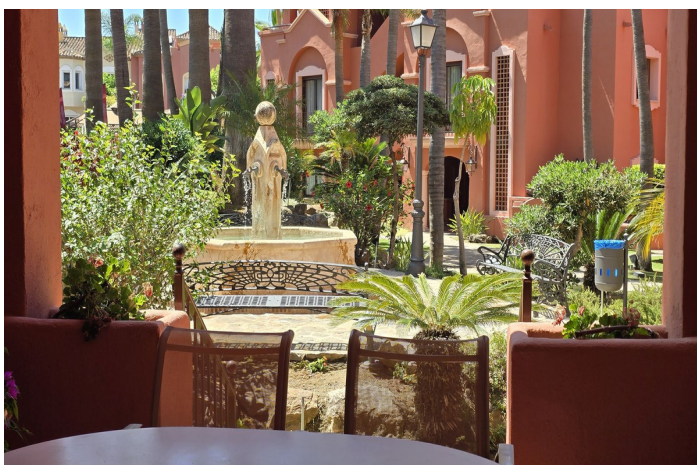




## Ground Floor Apartment for sale in Puerto Banús, Marbella

825,000 €

Reference: R5407084 Bedrooms: 2 Bathrooms: 2 Build Size: 133m<sup>2</sup> Terrace: 38m<sup>2</sup>





## Costa del Sol, Puerto Banús

PUERTO BANUS , MARBELLA

Discover effortless Mediterranean living in this exceptionally spacious 2-bedroom, 2-bathroom ground-floor apartment located within a prestigious Resort just moments from the glamour and amenities of Puerto Banús.

Designed with comfort and convenience in mind, the property offers generous living spaces, well-proportioned bedrooms, and soth facing terraces that seamlessly blend indoor and outdoor living. The bright and airy layout creates a welcoming atmosphere, perfect for both permanent residence and holiday enjoyment.

A standout feature of this apartment is its substantial floor area, offering the unique opportunity to convert the property into a 3-bedroom residence, subject to the necessary approvals, making it an attractive option for growing families or investors seeking to maximise rental potential.

Residents of the Resort benefit from beautifully maintained tropical gardens, swimming pools, and a prime location within easy reach of Puerto Banús&apos; world-class marina, designer boutiques, renowned restaurants, championship golf courses, and the golden beaches of Marbella.

Whether you are searching for a stylish holiday retreat, a permanent home, or a smart investment opportunity on the Costa del Sol, this versatile apartment presents an exceptional opportunity in one of Marbella&apos;s most sought-after locations.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Restaurant On Site

### Views

Garden  
Pool

### Pool

Communal

### Garden

Communal

### Category

Resale  
Luxury

### Orientation

South

### Setting

Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Marina

### Furniture

Optional

### Security

Gated Complex  
24 Hour Security

### CO2 Emission Rating

D

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Covered

### Energy Rating

E