



## GROUND FLOOR APARTMENT 4 BEDROOMS 3 BATHROOMS IN PUERTO BANÚS

Puerto Banús

**REF# R5169550 – 895.000€**

4	3	128 m <sup>2</sup>	29 m <sup>2</sup>
Beds	Baths	Built	Terrace

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 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



