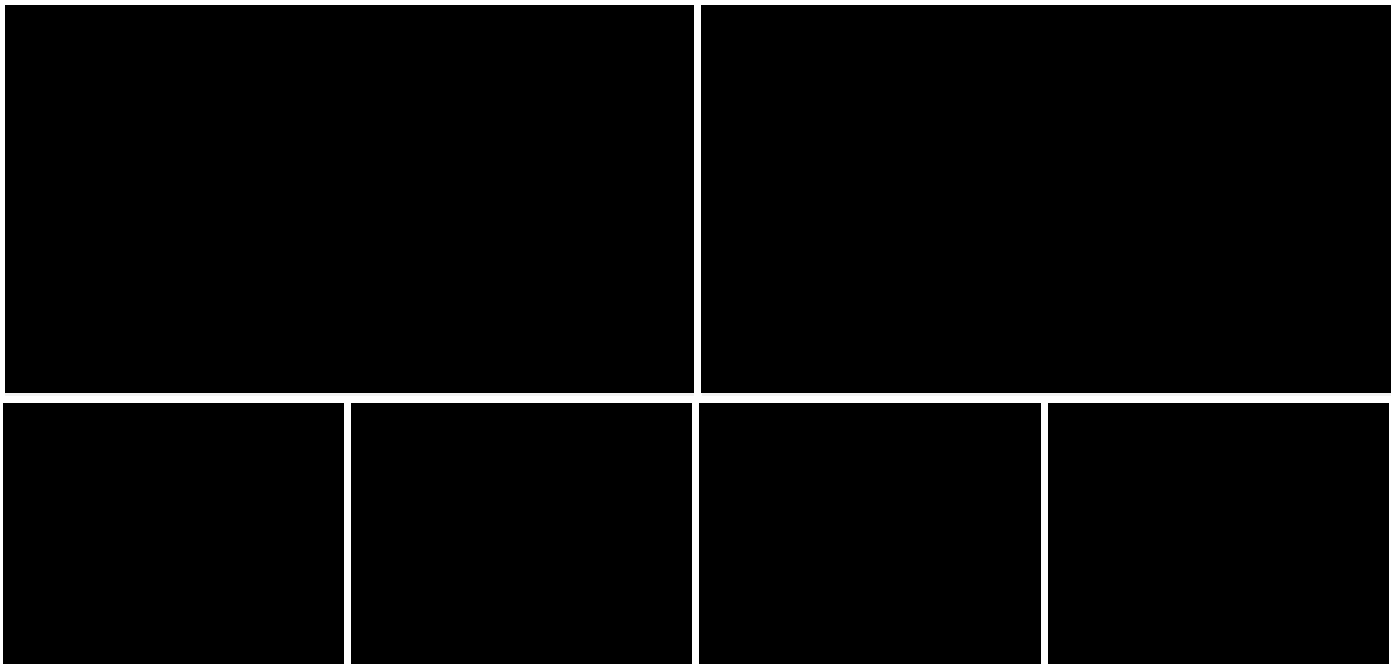


MIDDLE FLOOR APARTMENT 3 BEDROOMS 2 BATHROOMS IN PUERTO BANÚS

Puerto Banús

REF# R5225962 – 510.000€

3	2	117 m²	20 m²
Beds	Baths	Built	Terrace

Discover this exquisite apartment just steps from the glamorous Puerto Banús and the pristine beaches of Marbella, nestled in the heart of Nueva Andalucía – the prestigious 'Golf Valley' on the Costa del Sol, renowned for its upscale lifestyle, world-class golf courses like Los Naranjos and Aloha, and proximity to the iconic Casino Marbella. This serene, gated community offers the perfect blend of tranquillity and convenience, with all amenities at your doorstep: designer boutiques, fine dining, vibrant nightlife, supermarkets, and international schools. A mere 5-minute walk to the golden sands and sparkling Mediterranean Sea, while the A-7 motorway provides swift access to Estepona's charming old town or Málaga Airport, making it ideal for families, retirees, or investors seeking high rental yields in this booming hotspot with over 300 sunny days a year. Spanning 120 m² built (117 m² usable) on the first floor with convenient lift access, this impeccably maintained second-hand residence boasts a bright, functional layout designed for effortless living. The expansive living-dining room features a cosy fireplace and opens to a luminous, glazed terrace—perfect for year-round enjoyment with garden views. The independent, fully furnished kitchen includes a dedicated laundry area, while three spacious bedrooms (one with a private en-suite bathroom) offer fitted wardrobes for ample storage. Premium touches include elegant marble flooring throughout, air conditioning for hot/cold comfort, and a secure, gated environment. Residents relish lush

green spaces, a refreshing communal swimming pool, and an expansive private parking area—all within a well-kept, harmonious community. The apartment is sold unfurnished, but the current high-quality furnishings are available at a very reasonable additional price for a seamless move-in. Whether as a permanent home, holiday retreat, or lucrative investment near the famed Casino Marbella, this property promises sophistication and serenity; contact us today to arrange a viewing.

