



**Renovated luxury apartment for sale just steps from the beach and the center of Puerto Banus, Marbella**

Marbella Area

🏠 Apartment - 🏠 Built 128 m<sup>2</sup> 🏠 Terrace 29 m<sup>2</sup> 🛏 4 🚿 3 # Ref. 199777

🏠 895.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.

## 4-bedroom apartment for sale, beachfront, near Puerto Banus, Marbella

### HIGHLIGHTS

- Walking distance to all amenities and the marina.
- Completely renovated in a contemporary style.
- Located in a gated community
- Tourist license available.
- Sleeps 8 to 10
- High rental yield - ideal investment.
- Move-in ready.

### THE LOCATION

**Sought-after, ideal location within walking distance of everything.**

Puerto Banus's famous marina, luxury boutiques, and the El Corte Inglés department store are a 15-minute walk away. Just a stone's throw from the boardwalk between San Pedro and Puerto Banus, which is lined with beach restaurants (chiringuitos), water sports facilities, and within walking distance of beach clubs such as La Sala Beach (5 minutes) and Ocean Club (10 minutes).

Adjacent to Puerto Banus is the Golden Mile, where you can walk or cycle along the beaches and chiringuitos to Marbella center.

Several golf courses are within a few minutes' drive.

Bus stops for Puerto Banus, Marbella center, San Pedro, and Estepona, with a direct connection to Malaga airport.

Residents of this **gated Andalusian-style complex** also enjoy communal gardens, a swimming pool, and parking.

### THE VILLA

#### In figures:

Built area: 128m<sup>2</sup>  
Terrace area: 29m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 3

## Description:

**Ground floor apartment in an Andalusian-style residential complex.**

**Completely renovated**, including new windows, doors, flooring, plumbing, electrical installations, kitchen, and bathrooms.

Using high-quality materials.

**South-facing.**

The apartment enjoys direct access to the communal gardens and swimming pool.

**Open-plan layout.**

**Airy and bright living space** with a TV lounge and dining area.

The kitchen seamlessly connects to the living room and is equipped with high-quality appliances.

**4 bedrooms, 3 bathrooms, 2 of which are en-suite.**

Comfortably sleeps up to 8 people and up to 10 people with a sofa bed, which is ideal for holiday rentals.

High-quality tiled floors.

Secure parking available within the gated community.

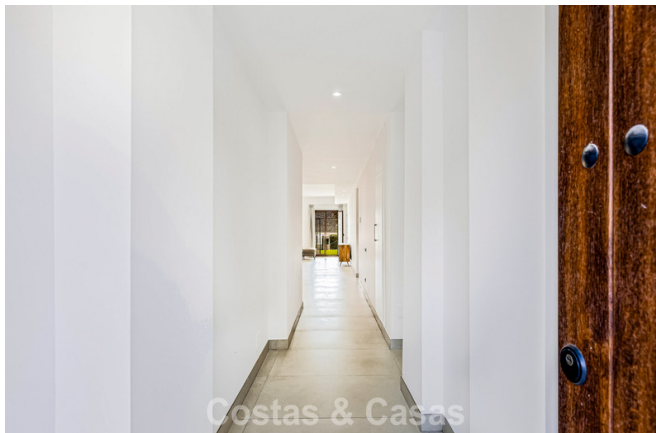
Other features:

Air conditioning for cooling and heating.

Double glazing.

Built-in wardrobes.

A tourist permit is available.



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