Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
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Contemporary garden apartment for sale within walking distance of the beach and Puerto Banús, Marbella

Marbella Area

Apartment - Built 118 m² Terrace 78 m² 2 3 Ref. 206066

945.000 €

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Modern, luxurious garden apartment for sale near Puerto Banús, Marbella

HIGHLIGHTS

- Within walking distance of Puerto Banús and the beach
- Gated, modern complex
- South-facing terrace and private garden
- Open-plan layout and large covered terrace with adjoining spacious garden
- Fully furnished and ready to move into
- Ideal as a permanent residence, holiday home and/or for excellent rental returns
- Strong rental demand with an estimated ROI of 10%

LOCATION

Situated in an excellent and central area **within walking distance of vibrant Puerto Banús**, renowned for its luxury marina, designer boutiques, El Corte Inglés department store, restaurants and lively nightlife.
Daily amenities such as supermarkets, bars and sports facilities are also **within easy reach**.
Marbella town centre is just a few minutes' drive away, while **beautiful beaches and beach clubs can easily be reached on foot**.
Málaga International Airport is approximately 40 to 50 minutes away.
The complex is gated, and residents enjoy a communal swimming pool surrounded by well-maintained gardens.

THE APARTMENT

Key figures:

Built area: 118 m²
Terrace area: 78 m²
Bedrooms: 2
Bathrooms: 3

Description:

Exclusive and spacious ground-floor apartment with a modern look.
Built using high-quality materials with meticulous attention to top-quality finishes.
An **ideal south-facing orientation**.

Enjoy peaceful views over the well-maintained communal gardens and swimming pool.
The highlight is the **generous south-facing covered terrace**, designed as a fantastic chill-out area with space for barbecues, leading directly onto the spacious garden.
Large sliding windows open onto the terrace and allow abundant natural light to flood the interior.
Open-plan living area.
Custom-designed open kitchen equipped with high-end Siemens appliances and a kitchen island.
2 bedrooms, 3 bathrooms.
Utility room.
Private storage room and underground parking space included.

Additional features:
Air conditioning (hot and cold)
Fitted wardrobes
Double glazing
LED lighting

This property represents an excellent opportunity as a primary residence, second home or investment with strong rental potential, including an established client base on leading platforms and an estimated return of approximately 10%.

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