



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

🏠 975.000 €

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.

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

HIGHLIGHTS

- Within walking distance of Puerto Banús and the beach
- Gated, modern complex
- 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

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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