



**Sales - Apartment - Puerto Banús**  
**489.000€**

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**Ref.-ID: MIBGR5296786**

**Puerto Banús**

**Community: 1,920 EUR / year**

**IBI: 1,300 EUR / year**



**3**



**2**



**117 m2**

**Apartment**

Step into this exceptional apartment, perfectly situated just moments from the glamorous Puerto Banús and Marbella's pristine beaches, in the heart of Nueva Andalucía—the prestigious 'Golf Valley' of the Costa del Sol. Known for its upscale lifestyle, world-class golf courses such as Los Naranjos and Aloha, and proximity to the iconic Casino Marbella, this tranquil gated community offers the ideal blend of privacy and convenience. Designer boutiques, gourmet dining, vibrant nightlife, supermarkets, and international schools are all within easy reach, while the golden sands and sparkling Mediterranean lie just a 5-minute stroll away—making this property perfect for families, retirees, or investors seeking strong rental returns. Set on the first floor with lift access, this 120 m<sup>2</sup> apartment exudes comfort and style. The bright, open-plan living and dining area, featuring a cosy fireplace, flows seamlessly onto a sunlit glazed terrace with garden views—perfect for year-round relaxation. The independent, fully equipped kitchen includes a dedicated laundry area, while three generous bedrooms—including a master with en-suite bathroom—offer fitted wardrobes and abundant storage. High-end finishes such as elegant marble flooring throughout, air conditioning, and a secure gated environment ensure effortless, refined living. Residents enjoy beautifully landscaped gardens, a sparkling communal swimming pool, and ample private parking within a serene, well-kept community. The apartment is sold unfurnished, though the current premium furnishings are available at a very reasonable additional cost for a smooth, turnkey move-in. Whether as a permanent residence, holiday retreat, or investment in one of Marbella's most sought-after areas near Casino Marbella, this property embodies sophistication, tranquility, and an unrivalled Mediterranean lifestyle.

<b>Setting</b>	<b>Orientation</b>	<b>Condition</b>	<b>Pool</b>	<b>Climate Control</b>	<b>Views</b>
<input checked="" type="checkbox"/> Commercial Area <input checked="" type="checkbox"/> Beachside <input checked="" type="checkbox"/> Close To Port <input checked="" type="checkbox"/> Close To Shops <input checked="" type="checkbox"/> Close To Sea <input checked="" type="checkbox"/> Close To Town <input checked="" type="checkbox"/> Close To Schools <input checked="" type="checkbox"/> Close To Marina <input checked="" type="checkbox"/> Urbanisation	<input checked="" type="checkbox"/> East <input checked="" type="checkbox"/> West	<input checked="" type="checkbox"/> Good	<input checked="" type="checkbox"/> Communal	<input checked="" type="checkbox"/> Air Conditioning <input checked="" type="checkbox"/> Hot A/C <input checked="" type="checkbox"/> Cold A/C <input checked="" type="checkbox"/> Fireplace	<input checked="" type="checkbox"/> Garden
<b>Features</b>	<b>Furniture</b>	<b>Kitchen</b>	<b>Garden</b>	<b>Security</b>	<b>Parking</b>
<input checked="" type="checkbox"/> Covered Terrace <input checked="" type="checkbox"/> Lift <input checked="" type="checkbox"/> Fitted Wardrobes <input checked="" type="checkbox"/> Near Transport <input checked="" type="checkbox"/> Private Terrace <input checked="" type="checkbox"/> Utility Room <input checked="" type="checkbox"/> Ensuite Bathroom <input checked="" type="checkbox"/> Marble Flooring <input checked="" type="checkbox"/> Double Glazing <input checked="" type="checkbox"/> Near Church	<input checked="" type="checkbox"/> Part Furnished <input checked="" type="checkbox"/> Optional	<input checked="" type="checkbox"/> Fully Fitted	<input checked="" type="checkbox"/> Communal	<input checked="" type="checkbox"/> Gated Complex <input checked="" type="checkbox"/> Alarm System	<input checked="" type="checkbox"/> Street <input checked="" type="checkbox"/> Communal
<b>Utilities</b>	<b>Category</b>				
<input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Drinkable Water	<input checked="" type="checkbox"/> Bargain <input checked="" type="checkbox"/> Golf <input checked="" type="checkbox"/> Holiday Homes <input checked="" type="checkbox"/> Investment <input checked="" type="checkbox"/> Reduced <input checked="" type="checkbox"/> Resale				