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Sales - Apartment - Puerto Banús

729.000€

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Ref.-ID: MIBGR5464096

Puerto Banús

Apartment

IBI: 890 EUR / year

2 **2** **125 m2**

Fantastic, bright 2-Bedroom Apartment with Sea Views — Nueva Andalucía, Marbella Just a 5-minute walk from Centro Plaza Shopping Centre and approximately 15 minutes on foot from Puerto Banús. Set within a well-established gated community Cerro Blanco in the heart of Nueva Andalucía, this 137 m² apartment offers generous proportions, mature subtropical gardens and open views over the pool towards the Mediterranean. The property occupies a second-floor position and is entered through a hallway leading to a long, light-filled living and dining room with marble flooring, a marble fireplace and built-in shelving. Sliding doors open onto a glazed terrace — usable year-round — overlooking the communal gardens, pool, tennis courts and the sea beyond. The fully fitted kitchen has been modernised with white gloss cabinetry, composite worktops, integrated appliances including a Miele dishwasher, and a separate utility and laundry area. There are two double bedrooms, both with fitted wardrobes. The master benefits from an en-suite bathroom finished in travertine marble with a hydromassage bath, while the second bathroom features a walk-in rain shower in matching stone. The apartment has hot and cold air conditioning throughout. The community itself is one of the most attractive in the area: lush landscaped gardens with palms and mature trees, a large free-form swimming pool, tennis courts and 24-hour access control. Location is the key strength. Puerto Banús, the beach, Centro Plaza and the Marbella bullring are within a few minutes, and the apartment sits in the middle of Marbella's Golf Valley, with Las Brisas, Los Naranjos and Aloha courses on the doorstep. San Pedro and Marbella centre are a short drive away, with Málaga airport around 50 minutes. An excellent option as a permanent residence, holiday home or rental investment in one of Marbella's most consistently sought-after locations.

Setting
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Marina
- ✔ Urbanisation

Orientation
- ✔ South East Orientation

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace

Views
- ✔ Sea Views
- ✔ Panoramic Views
- ✔ Garden Views

Features
- ✔ Covered Terrace
- ✔ Tennis Court
- ✔ Marble Flooring
- ✔ Fiber Optic

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex

Parking
- ✔ Communal Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Holiday Homes
- ✔ Investment
- ✔ Luxury
- ✔ Reduced
- ✔ Resale