

**Sales - Apartment - Puerto Banús**

**825.000€**

Community: 1,332 EUR / year

IBI: 933 EUR / year



2



2



80 m2

EXCLUSIVE - BRAND NEW TO MARKET! Beachfront Urbanisation - Playa Rocio, Puerto Banus-Marbella! Unbeatable location with direct access onto the promenade and beach and a short 5 minute walk to the vibrant Puerto Banus Marina! We present a stylish 2.5Bed/2Bath Modern Renovated Apartment for Sale with Private Underground Parking Included in the price! €825,000. With a desirable south-west orientation, this apartment enjoys abundant natural light all throughout the day and evening. The open plan layout flows onto a private terrace overlooking the manicured community gardens – ideal for relaxing outdoors or entertaining. The property offers two generous bedrooms plus a versatile smaller room, perfect for use as a guest room, office, or walk-in wardrobe. Set within one of the most prestigious gated complexes in Puerto Banús, residents benefit from 24-hour security, concierge service, lush gardens, and a stunning communal swimming pool with direct access onto the promenade, all just moments from designer boutiques, fine dining, nightlife, and the beach. Whether as a holiday retreat, permanent residence, or rental investment, this apartment offers an unbeatable location and lifestyle. Video available upon request!

Setting

- ✓ Beachfront
- ✓ Town
- ✓ Commercial Area
- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Marina
- ✓ Urbanisation
- ✓ Front Line Beach Complex

Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

Kitchen

- ✓ Fully Fitted

Utilities

- ✓ Electricity
- ✓ Drinkable Water

Orientation

- ✓ South West
- ✓ West

Views

- ✓ Sea
- ✓ Mountain
- ✓ Garden
- ✓ Urban

Garden

- ✓ Communal
- ✓ Landscaped

Category

- ✓ Beachfront
- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Resale
- ✓ Contemporary

Condition

- ✓ Excellent
- ✓ Recently Renovated
- ✓ Recently Refurbished

Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Storage Room
- ✓ Access for people with reduced mobility
- ✓ Double Glazing
- ✓ 24 Hour Reception
- ✓ Fiber Optic

Security

- ✓ Gated Complex
- ✓ 24 Hour Security

Pool

- ✓ Communal

Furniture

- ✓ Not Furnished

Parking

- ✓ Underground
- ✓ Private























































