

## Sales - Apartment - Puerto Banús

**1.070.000€**

**Puerto Banús**

**Apartment**



**2**



**2**



**80 m<sup>2</sup>**

This apartment is currently rented. Discover this exclusive third-floor apartment in a prestigious frontline beach development, ideally situated in the heart of Puerto Banús, Marbella. The apartment offers two bedrooms, two bathrooms, a spacious living and dining area with direct access to the terrace, a fully equipped modern kitchen, and a separate laundry room. Tastefully furnished and ready to move in, the property is equipped with ducted air conditioning throughout. The apartment offers a beautiful view over the pool and well-maintained gardens. Playa Rocío provides an elegant and secure lifestyle with direct beach access, 24-hour security, two swimming pools (adults and children), and beautifully maintained tropical gardens. Key Features: 2 Bedrooms | 2 Bathrooms | Approx. 80 m<sup>2</sup> Built Area | Private Terrace | Fully Furnished | Ducted Air Conditioning (Inverter System) | East-Facing | Prime Location: Just 200 meters from El Corte Inglés, and steps away from luxury boutiques, Michelin-starred restaurants, and the vibrant nightlife of Puerto Banús—the most glamorous marina on the Mediterranean. Whether you are looking for a permanent residence, a holiday home, or a high-return investment, this apartment is a rare opportunity in one of Marbella's most desirable developments.

### Setting

- ✓ Beachfront
- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Urbanisation
- ✓ Front Line Beach Complex

### Orientation

- ✓ East

### Condition

- ✓ Good

### Pool

- ✓ Communal

### Climate Control

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

### Views

- ✓ Garden
- ✓ Pool

### Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ 24 Hour Reception

### Furniture

- ✓ Fully Furnished

### Kitchen

- ✓ Fully Fitted

### Garden

- ✓ Communal

### Security

- ✓ Gated Complex
- ✓ 24 Hour Security

### Parking

- ✓ Street

### Utilities

- ✓ Electricity

### Category

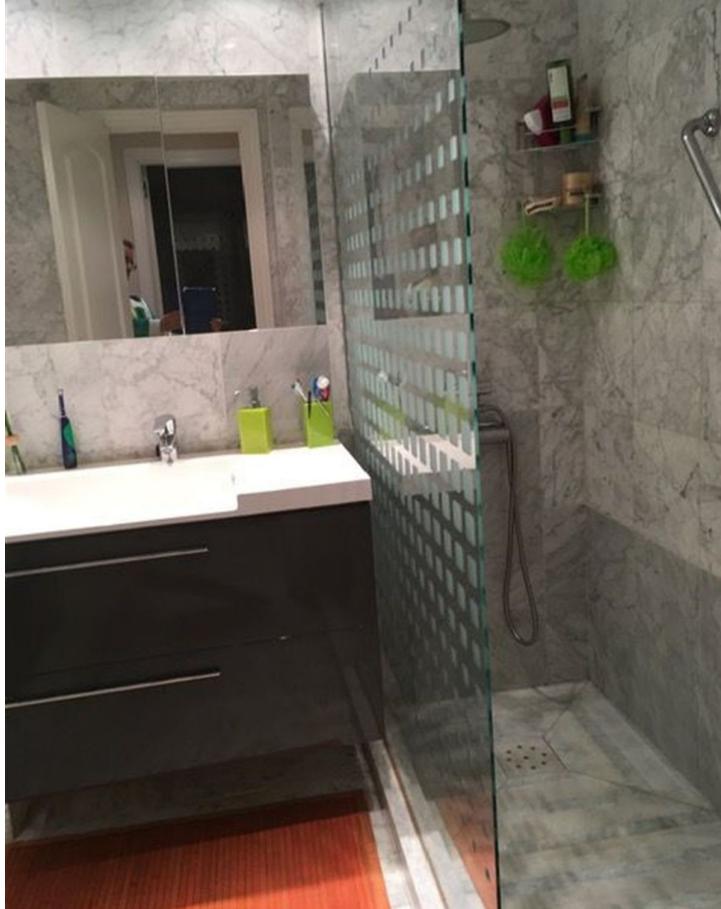
- ✓ Beachfront
- ✓ Holiday Homes
- ✓ Luxury
- ✓ Resale















PLANO DE DISTRIBUCIÓN



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