



**Sales - Apartment - Puerto Banús**  
**825.000€**

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**Ref.-ID: MIBGR5125183**

**Puerto Banús**

**Apartment**

**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	Orientation	Condition	Pool
✓ Beachfront	✓ South West	✓ Excellent	✓ Communal
✓ Town	✓ West	✓ Recently Renovated	
✓ Commercial Area		✓ Recently Refurbished	
✓ Beachside			
✓ Close To Port			
✓ Close To Shops			
✓ Close To Sea			
✓ Close To Town			
✓ Close To Marina			
✓ Urbanisation			
✓ Front Line Beach Complex			
Climate Control	Views	Features	Furniture
✓ Air Conditioning	✓ Sea	✓ Covered Terrace	✓ Not Furnished
✓ Hot A/C	✓ Mountain	✓ Lift	
✓ Cold A/C	✓ Garden	✓ Fitted Wardrobes	
	✓ Urban	✓ Near Transport	
		✓ Private Terrace	
		✓ WiFi	
		✓ Storage Room	
		✓ Access for people with reduced mobility	
		✓ Double Glazing	
		✓ 24 Hour Reception	
		✓ Fiber Optic	
Kitchen	Garden	Security	Parking
✓ Fully Fitted	✓ Communal	✓ Gated Complex	✓ Underground
	✓ Landscaped	✓ 24 Hour Security	✓ Private
Utilities	Category		
✓ Electricity	✓ Beachfront		
✓ Drinkable Water	✓ Holiday Homes		
	✓ Investment		
	✓ Luxury		
	✓ Resale		
	✓ Contemporary		





































