



**Sales - Apartment - Puerto Banús**  
**369.900€**

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**Ref.-ID: MIBGR5299771**

**Puerto Banús**

**Apartment**

**Community: 1,200 EUR / year IBI: 384 EUR / year**

**Rubbish: 210 EUR / year**



**3**



**2**



**117 m2**

Tourist-licensed apartment located just steps from the iconic Hard Rock Hotel & Vovem Steakhouse in Marbella and only 900 m (a 10–15-minute walk or 3-minute drive) from the world-renowned marina of Puerto Banús. Designed to blend comfort with contemporary Mediterranean style, this beautifully presented home offers bright interiors, serene views, and a layout ideal for both holiday stays and year-round living. The open-plan living area flows naturally toward a spacious terrace, inviting in abundant natural light and lush greenery from the surrounding gardens. Its located near the NAO pool club, and also nearby is the Public pool in Guadaiza de Nueva Andalucía The kitchen is modern and fully equipped, featuring clean lines and warm textures that harmonize with the home's Scandinavian-inspired finishes. Each bedroom is designed to feel calm and restful, with a soft neutral palette and elevated styling elements. The bathrooms offer a fresh, boutique-hotel feel with quality fittings and a crisp white aesthetic. Set within a well-maintained community, residents enjoy beautifully landscaped gardens and quick access to Marbella's most desirable amenities—beaches, restaurants, shopping, nightlife, and world-class golf—all just moments away. This is a rare opportunity to own a turn-key, tourist-ready property in one of the Costa del Sol's most coveted locations. Perfect as a high-performing rental investment, chic holiday base, or stylish permanent home.

**Setting**

- ✓ Town
- ✓ Suburban
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Forest
- ✓ Close To Marina
- ✓ Urbanisation

**Views**

- ✓ Mountain
- ✓ Garden
- ✓ Courtyard

**Garden**

- ✓ Communal
- ✓ Landscaped
- ✓ Easy Maintenance

**Category**

- ✓ Bargain
- ✓ Holiday Homes
- ✓ Investment
- ✓ Resale
- ✓ Contemporary

**Orientation**

- ✓ North
- ✓ North East

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Wood Flooring
- ✓ Double Glazing
- ✓ Near Mosque
- ✓ Near Church
- ✓ Fiber Optic

**Security**

- ✓ Gated Complex

**Condition**

- ✓ Excellent
- ✓ Recently Renovated
- ✓ Recently Refurbished

**Furniture**

- ✓ Fully Furnished

**Parking**

- ✓ Garage
- ✓ Street
- ✓ Communal

**Climate Control**

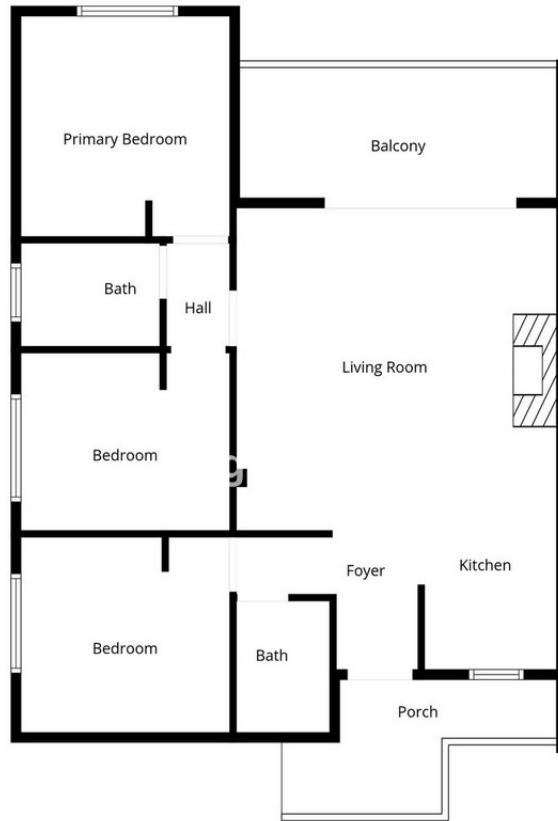
- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Fireplace

**Kitchen**

- ✓ Fully Fitted
- ✓ Kitchen-Lounge

**Utilities**

- ✓ Electricity
- ✓ Telephone



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.















