



Продажа - Апартамент - Puerto Banús
489.000€

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Ref.-ID: MIBGR5225962

Puerto Banús

Апартамент



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117 m²

Discover this exquisite apartment just steps from the glamorous Puerto Banús and the pristine beaches of Marbella, nestled in the heart of Nueva Andalucía – the prestigious 'Golf Valley' on the Costa del Sol, renowned for its upscale lifestyle, world-class golf courses like Los Naranjos and Aloha, and proximity to the iconic Casino Marbella. This serene, gated community offers the perfect blend of tranquillity and convenience, with all amenities at your doorstep: designer boutiques, fine dining, vibrant nightlife, supermarkets, and international schools. A mere 5-minute walk to the golden sands and sparkling Mediterranean Sea, while the A-7 motorway provides swift access to Estepona's charming old town or Málaga Airport, making it ideal for families, retirees, or investors seeking high rental yields in this booming hotspot with over 300 sunny days a year. Spanning 120 m² built (117 m² usable) on the first floor with convenient lift access, this impeccably maintained second-hand residence boasts a bright, functional layout designed for effortless living. The expansive living-dining room features a cosy fireplace and opens to a luminous, glazed terrace—perfect for year-round enjoyment with garden views. The independent, fully furnished kitchen includes a dedicated laundry area, while three spacious bedrooms (one with a private en-suite bathroom) offer fitted wardrobes for ample storage. Premium touches include elegant marble flooring throughout, air conditioning for hot/cold comfort, and a secure, gated environment. Residents relish lush green spaces, a refreshing communal swimming pool, and an expansive private parking area—all within a well-kept, harmonious community. The apartment is sold unfurnished, but the current high-quality furnishings are available at a very reasonable additional price for a seamless move-in. Whether as a permanent home, holiday retreat, or lucrative investment near the famed Casino Marbella, this property promises sophistication and serenity; contact us today to arrange a viewing.

Расположение	ОРИЕНТАЦИЯ	Состояние	бассейн	Климат-контроль	вид
<input checked="" type="checkbox"/> Город	<input checked="" type="checkbox"/> Восток	<input checked="" type="checkbox"/> Хорошее	<input checked="" type="checkbox"/> Общий	<input checked="" type="checkbox"/> Кондиционер	<input checked="" type="checkbox"/> Сад
<input checked="" type="checkbox"/> Коммерческая зона	<input checked="" type="checkbox"/> Запад			<input checked="" type="checkbox"/> Камин	<input checked="" type="checkbox"/> Двор
<input checked="" type="checkbox"/> На побережье					<input checked="" type="checkbox"/> Улица
<input checked="" type="checkbox"/> Рядом с портом					
<input checked="" type="checkbox"/> Рядом с магазинами					
<input checked="" type="checkbox"/> Рядом с морем					
<input checked="" type="checkbox"/> Рядом с городом					
<input checked="" type="checkbox"/> Близко к школам					
<input checked="" type="checkbox"/> Рядом с портом					
<input checked="" type="checkbox"/> Урбанизация					
Особенности	Мебель	Кухня	Сад	меры безопасности	Парковка
<input checked="" type="checkbox"/> Крытая терраса	<input checked="" type="checkbox"/> Частично меблированный	<input checked="" type="checkbox"/> Полностью оборудованная	<input checked="" type="checkbox"/> Общественный	<input checked="" type="checkbox"/> Огражденный комплекс	<input checked="" type="checkbox"/> Улица
<input checked="" type="checkbox"/> Лифт	<input checked="" type="checkbox"/> По желанию			<input checked="" type="checkbox"/> Сигнализация	<input checked="" type="checkbox"/> Общая
<input checked="" type="checkbox"/> Встроенные шкафы					
<input checked="" type="checkbox"/> Рядом с транспортом					
<input checked="" type="checkbox"/> Приватная терраса					
<input checked="" type="checkbox"/> Подсобное помещение					
<input checked="" type="checkbox"/> Ванная комната					
<input checked="" type="checkbox"/> Мраморные полы					
<input checked="" type="checkbox"/> Двойные стеклопакеты					
<input checked="" type="checkbox"/> Возле церкви					