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Ground Floor Apartment in Puerto Banús

Bedrooms	4	Bathrooms	3	Built	128m2	Terrace	29m2

R5169550	Ground Floor Apartment	Puerto Banús	895.000€

Fully Renovated Four-Bedroom Beachside Apartment Near Puerto Banús This fully renovated four-bedroom, three-bathroom ground-floor apartment offers a rare combination of generous accommodation, contemporary interiors and a beachside location within walking distance of Puerto Banús. Set within Villa Marina, an established gated community with landscaped gardens and a communal swimming pool, the property is particularly well suited to families, second-home owners and buyers looking for a comfortable residence for extended stays on the Costa del Sol. The apartment has been comprehensively refurbished, including new windows, doors, flooring, air-conditioning, plumbing, electrics, kitchen and bathrooms. The result is a bright, practical home with a modern finish and a flexible four-bedroom layout. At the centre of the property is an open-plan living and dining area with dual-aspect natural light. The adjoining contemporary kitchen is fully fitted with integrated appliances, clean-lined cabinetry and generous preparation and storage space. The accommodation comprises four bedrooms and three bathrooms. Two bedrooms have fitted wardrobes and modern en-suite bathrooms, while the two additional bedrooms can be used for children, visiting family, guests or as a home office. A third full bathroom serves the remaining bedrooms and living areas. The apartment also benefits from 29 m² of private outdoor space, securely enclosed within the property’s own gated boundary. It provides

useful additional space for outdoor seating, dining, children’s activities or storage. Villa Marina is a low-rise, Andalusian-style gated community with mature communal gardens and a swimming pool. Gated communal parking is available exclusively for residents and their guests. Spaces are not individually allocated, although parking is normally readily available. The property occupies a convenient beachside position with shops, restaurants, transport connections and several well-known coastal venues within walking distance. Approximate walking distances: • Under 5 minutes to La Sala by the Sea via the nearby pedestrian access • Under 10 minutes to the beach and Ocean Club Marbella • Under 15 minutes to Puerto Banús marina • Convenient access to bus services connecting Marbella, San Pedro de Alcántara and Estepona Despite its proximity to Puerto Banús, the community offers a more established residential setting away from the marina’s busiest nightlife areas. Please note that the apartment does not hold a short-term tourist rental licence, and the community is not currently approving new tourist rental licences. Accordingly, the property is being offered primarily as a permanent residence, family home or private second home rather than as a short-term holiday rental investment. Property Highlights • Fully renovated ground-floor apartment • Four bedrooms and three bathrooms • Two en-suite bedrooms • Flexible fourth bedroom suitable for guests, children or a home office • Bright open-plan living and dining area • Contemporary fully fitted kitchen • 29 m² of securely enclosed private outdoor space • South orientation • Air-conditioning and double glazing • Established gated residential community • Landscaped communal gardens and swimming pool • Gated communal resident parking, with spaces normally available • Beachside of the main coastal road • Walking distance of the beach and Puerto Banús • Fully furnished • Community fees of approximately €139 per month This is an appealing opportunity for buyers seeking a renovated and spacious ?beachside ?home ?with ?four-bedroom ?flexibility, manageable running ?costs ?and easy access to the ?amenities of ?Puerto Banús. All ?distances, ?measurements and running costs ?are ?approximate ?and ?should ?be ?independently ?verified.

Double Glazing	Double Glazing	Ensuite Bathroom
Fiber Optic	Fitted Wardrobes	Near Transport