



# Ground Floor Apartment in Puerto Banús

Price € 650,000

Bedrooms	2
Bathrooms	1
Build Size	56 m <sup>2</sup>
Terrace	6 m <sup>2</sup>
Plot Size	62 m <sup>2</sup>

## SETTING

- ✓ Town
- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Urbanisation

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Good

## POOL

- ✓ Communal
- ✓ Children`s Pool

## CLIMATE CONTROL

- ✓ Air Conditioning

## VIEWS

- ✓ Garden

## FEATURES

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Marble Flooring

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal

## SECURITY

- ✓ Gated Complex
- ✓ Entry Phone
- ✓ 24 Hour Security

## PARKING

- ✓ Communal

## CATEGORY

✓ Holiday Homes

✓ Resale

---

### PUERTO BANÚS - ELEGANT 2-BEDROOM APARTMENT IN LA ALCAZABA

This beautifully presented ground-floor 2-bedroom, 1-bathroom apartment offers a rare combination of comfort, style, and an unbeatable location in the heart of Puerto Banús. Ideal as a holiday home, permanent residence, or investment property, it also benefits from excellent rental potential.

The apartment features a bright and spacious open-plan living and dining area, seamlessly connected to a private terrace, creating the perfect space for relaxing or entertaining throughout the year.

Situated within the prestigious La Alcazaba development, residents enjoy a peaceful resort-style environment just a short walk from the beach, Puerto Banús marina, restaurants, boutiques, and all local amenities. The complex is renowned for its beautifully maintained tropical gardens and exceptional facilities, including multiple outdoor swimming pools, a heated indoor pool, fully equipped gym, café, restaurant, 24-hour reception, and security service.

The property also benefits from access to communal parking within the gated community and comes with a valid tourist rental licence already in place, making it an attractive turnkey investment with immediate rental income potential.

An outstanding opportunity to acquire a stylish apartment in one of Marbella's most sought-after locations, offering both lifestyle appeal and strong investment potential.

[View Property Online](#)

# GALLERY







---

Vivi Real Estate | Calle Almendralejo de Jarales 5 Mijas Costa, 29640

Tel: +34 672 816 975

Email: [sales@vivi-realestate.com](mailto:sales@vivi-realestate.com) | Web: [www.vivi-realestate.com](http://www.vivi-realestate.com)