





# Ground Floor Apartment in Puerto Banús

Price **€ 825,000**

Bedrooms	2
Bathrooms	2
Build Size	80 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Plot Size	90 m <sup>2</sup>

## SETTING

- ✓ Beachfront
- ✓ Beachside
- ✓ Close To Sea
- ✓ Urbanisation
- ✓ Town
- ✓ Close To Port
- ✓ Close To Town
- ✓ Front Line Beach Complex
- ✓ Commercial Area
- ✓ Close To Shops
- ✓ Close To Marina

## ORIENTATION

- ✓ South West
- ✓ West

## CONDITION

- ✓ Excellent
- ✓ Recently Renovated
- ✓ Recently Refurbished

## POOL

- ✓ Communal

## CLIMATE CONTROL

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

## VIEWS

- ✓ Sea
- ✓ Mountain
- ✓ Garden
- ✓ Urban

## FEATURES

- ✓ Covered Terrace
- ✓ Near Transport
- ✓ Storage Room
- ✓ 24 Hour Reception
- ✓ Lift
- ✓ Private Terrace
- ✓ Access for people with reduced mobility
- ✓ Fiber Optic
- ✓ Fitted Wardrobes
- ✓ WiFi
- ✓ Double Glazing

## FURNITURE

- ✓ Not Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal
- ✓ Landscaped

## SECURITY

- ✓ Gated Complex
- ✓ 24 Hour Security

## PARKING

- ✓ Underground
- ✓ Private

## UTILITIES

- ✓ Electricity
- ✓ Drinkable Water

## CATEGORY

- ✓ Beachfront
  - ✓ Holiday Homes
  - ✓ Investment
  - ✓ Luxury
  - ✓ Resale
  - ✓ Contemporary
- 

### 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.

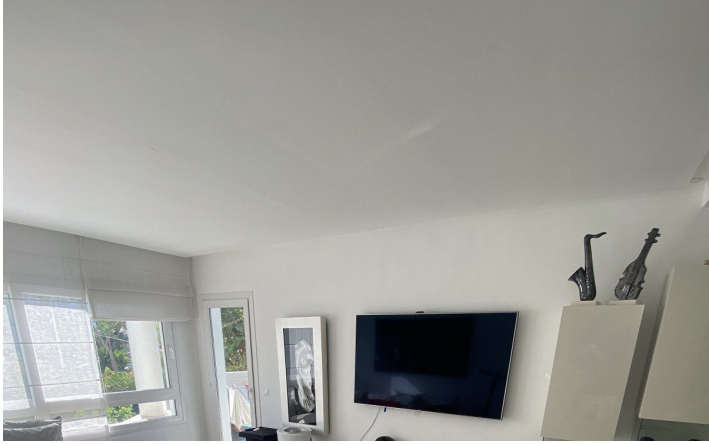
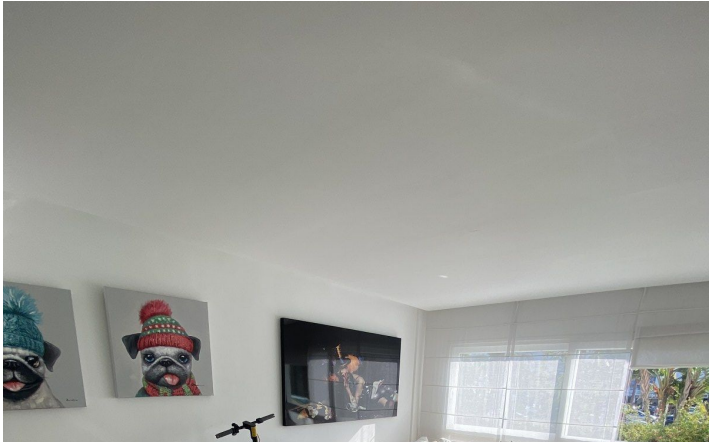
Whether as a holiday retreat, permanent residence, or rental investment, this apartment offers an unbeatable location and lifestyle.

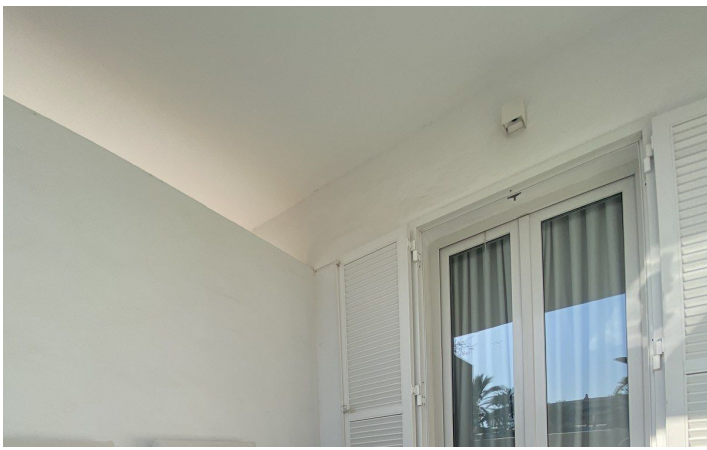
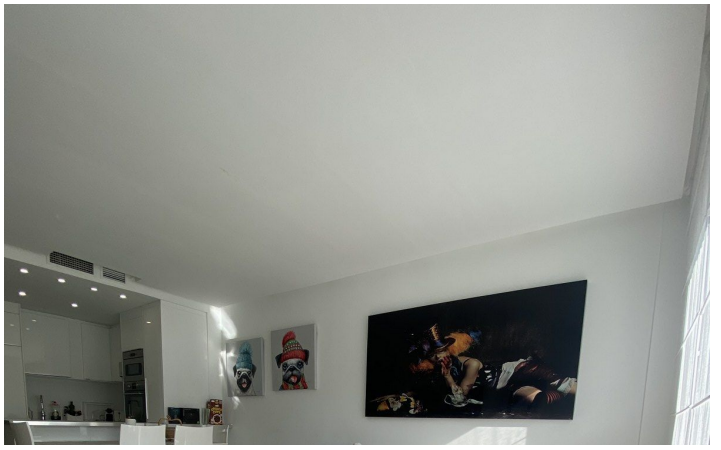
Video available upon request!

[View Property Online](#)

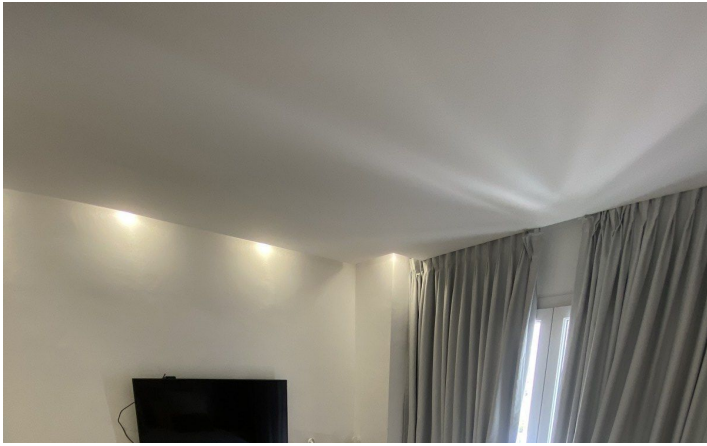


GALLERY











---

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)