

Reference: R5169550



WWW.VIVI-REALESTATE.COM
WWW.VIVI-HOMES.COM



Ground Floor Apartment in Puerto Banús

Price **€ 895,000**

Bedrooms	4
Bathrooms	3
Build Size	128 m²
Terrace	29 m²
Plot Size	157 m²

SETTING

- ✓ Beachside
- ✓ Close To Shops
- ✓ Close To Schools
- ✓ Close To Marina
- ✓ Urbanisation

ORIENTATION

- ✓ South

CONDITION

- ✓ Recently Renovated
- ✓ Recently Refurbished

POOL

- ✓ Communal

CLIMATE CONTROL

- ✓ Air Conditioning

VIEWS

- ✓ Garden
- ✓ Pool

FEATURES

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

FURNITURE

- ✓ Fully Furnished

KITCHEN

- ✓ Fully Fitted

GARDEN

- ✓ Communal

SECURITY

- ✓ Gated Complex

PARKING

- ✓ Communal

UTILITIES

- ✓ Electricity
- ✓ Drinkable Water

CATEGORY

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

Modern 4-Bedroom Ground-Floor Apartment, Villa Marina (Puerto Banús)

Property Highlights:

- * Fully renovated from the shell: new windows, doors, flooring, plumbing, electrics, kitchen & bathrooms
- * Spacious layout: 4 bedrooms, 3 bathrooms (2 en-suite) + open-plan living/dining
- * Sleeps 8 comfortably (up to 10 with sofa-bed) — ideal for holiday rentals
- * Short-term rental licence in place
- * Private courtyard with shaded seating + direct access to south-facing communal gardens & pool
- * Gated Andalusian-style complex (Villa Marina) with communal pool, gardens & secure parking
- * Beachside location: walk to La Sala Beach, Ocean Club & the Puerto Banús marina

Interior Description

A bright, dual-aspect open-plan living and dining area anchors the home, opening via double doors to the gardens. The sleek, fully fitted kitchen features contemporary cabinetry and integrated appliances, perfect for entertaining or family stays.

Two king-size bedrooms enjoy modern en-suite bathrooms and fitted wardrobes; a third bedroom offers twin beds and the fourth a practical bunk room — a flexible set-up for families and groups. A third guest bathroom serves the main living areas and secondary bedrooms.

Outdoor Living

Enjoy a private courtyard with shaded seating for relaxed breakfasts and evening drinks. From the living area, step straight onto the south-facing communal gardens and the swimming pool — effortless indoor-outdoor living that maximises the Costa del Sol climate.

Community & Amenities

Within Villa Marina, a charming, gated Andalusian-style complex, residents benefit from:

- * Communal swimming pool and landscaped gardens
- * Secure parking within the community
- * Peaceful, low-rise environment moments from the beach
- * Location & Lifestyle

Set beachside of the main road, the apartment places you beside Puerto Banús' best-known hotspots:

- ~5 minutes' walk to La Sala Beach Club (via private access)
- ~10 minutes' walk to the beach, casino & Ocean Club Marbella
- ~15 minutes' walk to the Puerto Banús marina

Excellent public transport: nearby bus stops connect to Marbella, San Pedro de Alcántara and Estepona (all with direct services to Málaga Airport).

Investment Potential

Turn-key modernisation, 4-bed capacity and a prime beachside Banús address create a compelling short-let profile. The flexible sleeping configuration (8-10) and walk-to-everything location support strong year-round demand. Holiday rentals are subject to the Andalusian VFT licence and community rules. This property complies with all regulations and holds a valid short-term rental licence.

Essential Details

Price: €895,000

Bedrooms/Bathrooms: 4 / 3 (2 en-suite)

Built (interior): 128 m²

Terrace/Courtyard: 29 m² (approx.)

Level: Ground floor

Community: Villa Marina, Puerto Banús (Marbella)

Parking: Secure community parking

Condition: Fully renovated (structure, services & finishes)

All measurements are approximate and subject to verification.

Request a Viewing

Like the space, setting and numbers? Get in touch to schedule a private tour.

FAQs

Is holiday renting allowed?

Short-term lets require the Andalusian VFT licence and must comply with community bylaws. We'll confirm specifics for Villa Marina.

What's the sleeping capacity?

Sleeps 8 comfortably; up to 10 with a sofa-bed.

How far is the beach and marina?

~10 minutes' walk to the beach/Ocean Club; ~15 minutes' walk to Puerto Banús marina.

Is parking included?

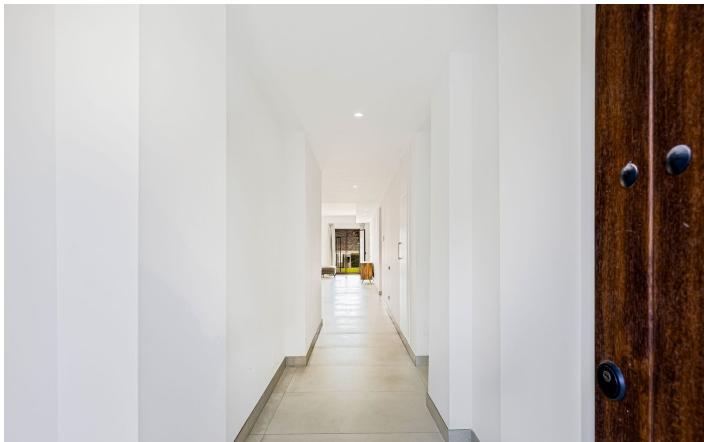
Yes — secure parking within the gated community.

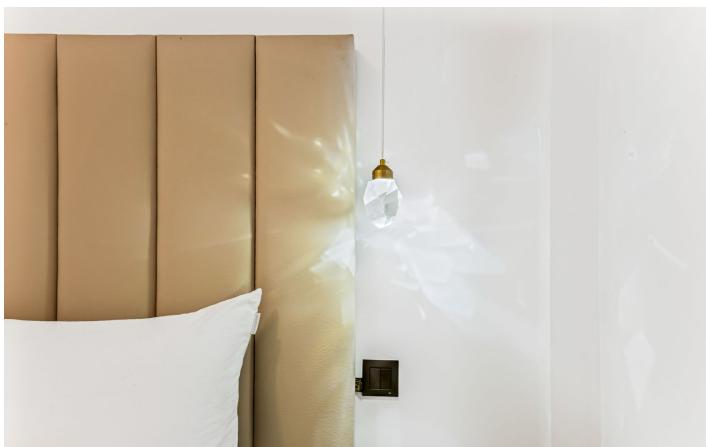
What was renovated?

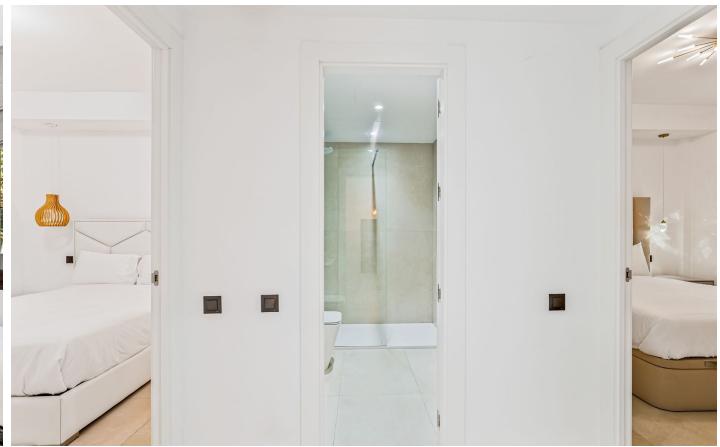
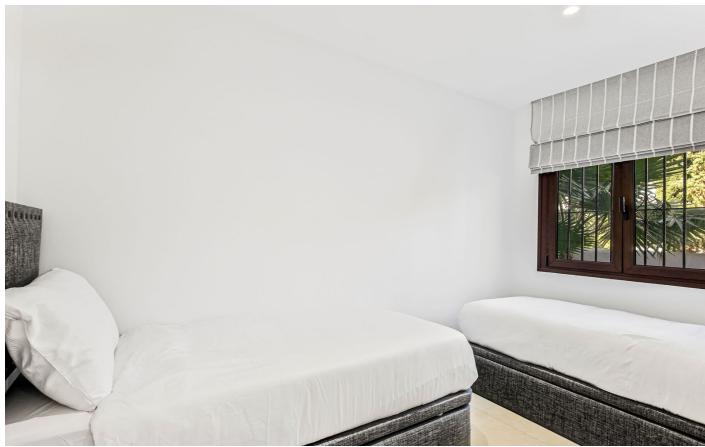
Full refurbishment including windows, doors, flooring, plumbing, electrics, kitchen and bathrooms.

[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 | Web: www.vivi-realestate.com