



## GROUND FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN PUERTO BANÚS

📍 Puerto Banús

REF# R5236090 €445,000

BEDS

2

BATHS

2

BUILT

94 m<sup>2</sup>

TERRACE

77 m<sup>2</sup>

Located within a secure, 24-hour guarded community and just a 10-minute stroll from the vibrant Puerto Banús district, this stunning ground-floor apartment sits amidst 70,000 m<sup>2</sup> of beautifully landscaped tropical gardens.

The development offers exceptional on-site amenities, including two lagoon-style swimming pools, tennis courts, an inviting bar/restaurant open all day, a children's play area, and close proximity to international schools, shops, beaches, nightlife, and all essential services.

The apartment features 2 bedrooms and 2 bathrooms, including a master suite with its own ensuite bathroom. Both bedrooms include fitted wardrobes, complemented by an additional hallway closet. The modern open-plan kitchen flows seamlessly into the spacious living and dining area.



# BROMLEY ESTATES

*Marbella*

A standout feature is the expansive 77 m<sup>2</sup> terrace, of which 24 m<sup>2</sup> are covered, providing the perfect space for year-round outdoor living. An underground parking space is also included, with lift access directly to the ground floor.

An excellent investment opportunity — ideal for holiday rentals, long-term rentals, a holiday home, or comfortable year-round living.





# BROMLEY ESTATES

## *Marbella*

