



## MIDDLE FLOOR APARTMENT 2 BEDROOMS 1 BATHROOM IN PUERTO BANÚS

📍 Puerto Banús

REF# R5306488 €475,000

BEDS

2

BATHS

1

BUILT

53 m<sup>2</sup>

TERRACE

11 m<sup>2</sup>

Modern Beachside Apartment in Rio Verde – 200m from the Sea with Rental License!

Discover this beautifully renovated, sun-drenched apartment located in the highly sought-after area of Rio Verde, on Marbella's prestigious Golden Mile. Situated just a 2-minute stroll from the beach and only a 10-minute walk from the world-famous Puerto Banús.

Located on the first floor of a secure gated community, this bright south-facing home enjoys lovely views over the lush communal gardens and the year-round swimming pool.

The apartment features a contemporary open-plan layout, seamlessly connecting the modern kitchen with the dining and living areas to create an inviting social space. It offers two bedrooms and one en-suite bathroom. The property is sold fully furnished and equipped, ready for immediate move-in, and features high-speed Wi-Fi, air conditioning, and a modern humidity-controlled ventilation system for year-round

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*Marbella*

comfort.

For added convenience, residents benefit from secure parking within the gated grounds as well as a dedicated bicycle storage area.

With its unbeatable location close to the beach, fine dining, supermarkets, and public transport, this property is perfectly suited as a holiday retreat, a permanent residence, or a high-yield investment with a valid tourist license. The surrounding area is continuously developing with new luxury projects, further enhancing the property's long-term value.

A rare opportunity to own a stylish beachside apartment just steps from the Mediterranean – ready to be enjoyed or rented out from day one!



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