

Апартамент в Puerto Banús

Референция: R5169550



Спальни: 4

Ванные: 3

М<sup>2</sup> Размер: 128

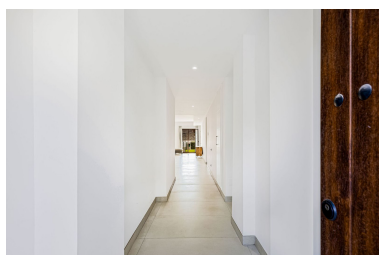
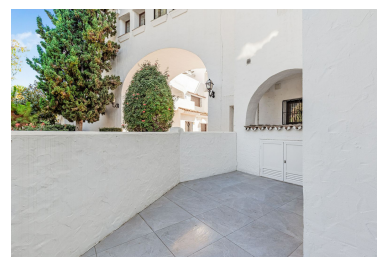
Цена: 895 000 €

Статус: Продажа

Тип недвижимости:  
Апартамент

Места: по запросу

М<sup>2</sup> Участок:



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Описание: Modern 4-Bedroom Ground-Floor Apartment, Villa Marina (Puerto Banús) Property Highlights \* Completely renovated from the shell with a focus on quality and longevity: windows, doors, flooring, air-conditioning, plumbing, electrics, kitchen and bathrooms \* Generous, well-balanced layout offering 4 bedrooms and 3 bathrooms (2 en-suite), ideal for family living and hosting guests \* Elegant open-plan living and dining space designed for comfort and everyday use rather than short-term occupancy \* Private courtyard with shaded seating and direct access to south-facing communal gardens and swimming pool \* Established gated Andalusian-style community with landscaped gardens and secure parking \* Prime beachside location within walking distance of Puerto Banús marina and beach clubs \* Short-term rentals (60 days or less) are not permitted, ensuring a calm, secure and predominantly owner-occupied environment

**Interior Description** The interior has been carefully reconfigured to create a refined yet practical family home. A bright, dual-aspect open-plan living and dining area forms the heart of the apartment, opening directly onto the gardens and providing a seamless connection between indoor and outdoor spaces. The contemporary kitchen is fully fitted with integrated appliances and clean-lined cabinetry, offering a functional and elegant setting for daily living and entertaining alike. Two spacious principal bedrooms feature modern en-suite bathrooms and fitted wardrobes. Two further bedrooms - one arranged as twins and one as a bunk room - provide flexibility for children, guests or visiting family. A third full bathroom serves the secondary bedrooms and main living areas, maintaining comfort and privacy for all occupants.

**Outdoor Living** The private courtyard offers a discreet, shaded retreat for morning coffee or evening relaxation. From the main living space, residents step directly onto the south-facing communal gardens and pool area - a rare combination of privacy and openness that works particularly well for families and longer stays.

**Community & Amenities** Villa Marina is a well-established, gated residential community where short-term holiday rentals are not permitted. This creates a notably peaceful atmosphere with consistent neighbours, enhanced security and a sense of permanence that is increasingly valued at this level of the market. Residents benefit from: \* Landscaped communal gardens and swimming pool \* Secure internal parking \* Low-rise architecture and a quiet, residential feel \* A stable, owner-focused community just moments from the coast

**Location & Lifestyle** Set beachside of the main road, the apartment enjoys a privileged yet discreet position close to Puerto Banús while remaining removed from its late-night noise. \* Approximately 5 minutes' walk to La Sala Beach Club (via private access) \* Around 10 minutes' walk to the beach and Ocean Club Marbella \* Around 15 minutes' walk to Puerto Banús marina

Excellent transport links connect Marbella, San Pedro de Alcántara and Estepona, with direct routes to Málaga Airport — ideal for families splitting time between Spain and abroad. All measurements are approximate and subject to verification.

**Request a Viewing** If you are looking for a refined beachside residence suitable for family life, extended stays and hosting guests — within a secure and tranquil community — we would be pleased to arrange a private viewing.

**FAQs** Is holiday renting allowed? Short-term rentals are not permitted under the community rules. This ensures a quieter, more secure environment with long-term residents rather than transient holiday traffic. Rentals of more than 60 days are permitted making the property suitable for longer-term rentals.

**Who is this property best suited for?** Families, second-home owners and buyers seeking a high-quality, low-density beachside residence with space for visiting family and friends.

**How far is the beach and marina?** Approximately 10 minutes on foot to the beach and Ocean Club, and around 15 minutes to Puerto Banús marina.

**Is parking included?** Yes - secure parking is available within the gated community.

**What was renovated?** A full structural and cosmetic refurbishment including windows, doors, flooring, air-conditioning, plumbing, electrics, kitchen and bathrooms.

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Особенности:

Бассейн, Кондиционирование, Частный сад, Парковочные места, Дом отдыха, Инвестиции, Перепродажа