+34 637 396 161 MARBELLA PROPIEDADES info@marbellapropiedades.com

Apartment in Nueva Andalucía

Reference: R5211592

Bedrooms: 2	Bathrooms: 2	M²: 90	Price: 495,000 €
Status: Sale	Property Type: Apartment	Parking places: by request	Printing day : 2nd November 2026

Overview:MARBELLA, NUEVA ANDALUCIA ...Stylish Garden Apartment Walking Distance to Puerto Banús – Nueva Andalucía, Marbella Holiday rental licence approved Discover the perfect blend of comfort, convenience, and Mediterranean charm in this bright 2-bedroom, 2-bathroom ground-floor apartment ideally located within walking distance of Puerto Banús and the beach. Set within a prestigious gated community with 24-hour security, this residence offers peace of mind and an exceptional lifestyle surrounded by 70,000 m² of lush landscaped gardens. Residents enjoy exclusive access to two stunning lagoon-style swimming pools, paddle tennis courts, children's play area, and easy access to nearby golf courses. The apartment features an inviting entrance hall, a spacious living and dining area that opens directly onto a private large terrace—perfect for outdoor dining or relaxing in the sunshine. The fully fitted kitchen includes a convenient separate laundry room. Both bedrooms feature built-in wardrobes, while the master suite includes a private en-suite bathroom. Additional highlights include air conditioning (hot and cold), double-glazed aluminium windows, communal parking, and an electric water heater. A private parking space is also included in the sale. Ideally situated just 1 km from the beach and the vibrant marina of Puerto Banús, with its renowned ■restaurants, ■designer ■boutiques, ■and ■a wide range of amenities, ■this ■apartment is ■perfect as ■a holiday home, year-round residence, ■or ■investment property in ■one ■of ■Marbella's ■most ■sought-after ■areas.

Features:

None, Town, Pool, Air conditioning, Heating, Garden, Lift, None, 24H Security, Parking, Investment, Resale