



## Middle Floor Apartment for sale in Puerto Banús, Marbella

Reference: R5142214   Bedrooms: 2   Bathrooms: 2   Build Size: 80m<sup>2</sup>   Terrace: 18m<sup>2</sup>





## Costa del Sol, Puerto Banús

Discover this exclusive third-floor apartment in a prestigious frontline beach development, ideally situated in the heart of Puerto Banús, Marbella. The apartment offers two bedrooms, two bathrooms, a spacious living and dining area with direct access to the terrace, a fully equipped modern kitchen, and a separate laundry room. Tastefully furnished and ready to move in, the property is equipped with ducted air conditioning throughout. The apartment offers a beautiful view over the pool and well maintained gardens. Playa Rocío provides an elegant and secure lifestyle with direct beach access, 24-hour security, two swimming pools (adults and children), and beautifully maintained tropical gardens. Key Features 2 Bedrooms | 2 Bathrooms Approx. 80 m<sup>2</sup> Built Area Private Terrace Fully Furnished Ducted Air Conditioning (Inverter System) East-Facing Prime Location: Just 200 meters from El Corte Inglés, and steps away from luxury boutiques, Michelin-starred restaurants, and the vibrant nightlife of Puerto Banús—the most glamorous marina on the Mediterranean. Whether you are looking for a permanent residence, a holiday home, or a high-return investment, this apartment is a rare opportunity in one of Marbella's most desirable developments.

## Features:

| Features          | Orientation              | Climate Control  |
|-------------------|--------------------------|------------------|
| Covered Terrace   | East                     | Air Conditioning |
| Lift              |                          | Cold A/C         |
| Near Transport    |                          | Hot A/C          |
| Private Terrace   |                          |                  |
| Ensuite Bathroom  |                          |                  |
| Double Glazing    |                          |                  |
| 24 Hour Reception |                          |                  |
| Fitted Wardrobes  |                          |                  |
| Utility Room      |                          |                  |
| Views             | Setting                  | Condition        |
| Garden            | Beachside                | Good             |
| Pool              | Close To Port            |                  |
|                   | Urbanisation             |                  |
|                   | Close To Sea             |                  |
|                   | Close To Shops           |                  |
|                   | Beachfront               |                  |
|                   | Front Line Beach Complex |                  |
| Pool              | Furniture                | Kitchen          |
| Communal          | Fully Furnished          | Fully Fitted     |
| Garden            | Security                 | Parking          |
| Communal          | Gated Complex            | Street           |
| Utilities         | 24 Hour Security         |                  |
| Electricity       | Category                 |                  |
|                   | Holiday Homes            |                  |
|                   | Resale                   |                  |
|                   | Luxury                   |                  |
|                   | Beachfront               |                  |