



Begane grond appartement te koop in Puerto Banús,  
Marbella

1.385.000 €

Referentie: R5212516 Slaapkamers: 3 Badkamers: 2 Perceelgrootte: 145m<sup>2</sup>





## Costa del Sol, Puerto Banús

Located in one of the most prestigious residential complexes in Puerto Banús, this elegant ground-floor apartment perfectly blends luxury, comfort, and a prime location. Just 100 metres from the beach and within walking distance of the marina, fine dining restaurants, luxury boutiques, and all amenities, it offers a truly refined Marbella lifestyle.

The apartment, with 145 m<sup>2</sup> of beautifully designed interiors, stands out for its spacious layout, natural light, and seamless indoor-outdoor living. The large and inviting living-dining area opens directly onto a generous south-facing double terrace surrounded by lush tropical gardens – the perfect place to enjoy breakfast in the sun, evening dinners, or quiet moments of relaxation throughout the year.

The recently renovated kitchen features a sleek contemporary design, fully equipped with high-end appliances and offering charming views of the gardens.

The master bedroom is a true suite – spacious, bright, and with direct access to the terrace, as well as an elegant en-suite bathroom. The second bedroom also includes a full bathroom and access to a private terrace, ideal for relaxing with a book or enjoying the peaceful surroundings. The third bedroom is perfect for guests, children, or as a home office. All bedrooms are fitted with built-in wardrobes and finished to a high standard.

Additional features include a covered parking space, storage room, marble floors, air conditioning, and heating.

La Alcazaba is one of Marbella's most renowned gated communities, offering resort-style facilities such as beautifully landscaped tropical gardens, an outdoor pool with restaurant and café service, a heated indoor pool, gym, sauna, Turkish bath, and 24-hour reception and security.

Its unbeatable location allows you to walk everywhere – the beach, promenade, Puerto Banús, and all the vibrant attractions that make this area so desirable. You'll also find supermarkets, pharmacies, and shopping centres nearby, as well as excellent connections to Marbella town and San Pedro Alcántara.

A truly exceptional property, ideal as a permanent residence, a luxury holiday home, or a sound investment in one of the most exclusive areas of the Costa del Sol.



## Kenmerken:

### Extra's

Overdekt terras  
Privé Terras  
Berging  
Ensuite badkamer  
Marmeren vloeren  
Dubbele beglazing  
24-uurs receptie  
Inbouwkasten  
Sportschool  
Sauna  
Optische vezel

### Uitzicht

Garden Views  
Pool Bekeken

### Zwembad

Gemeenschappelijk zwembad  
binnenzwembad

### Tuin

gemeenschappelijke tuin  
aangelegde tuin

### Voorzieningen

Elektriciteit  
Drinkwater  
Telefoon

### Zonorientatie

zuiden

### Ligging

Dicht bij strand  
Dichtbij haven  
Urbanisatie  
Dichtbij zee  
Dicht bij winkels  
Dichtbij stad  
Eerste lijn strandontwikkeling

### Meubilering

Volledig gemeubileerd

### Beveiliging

Omheind complex  
24 -uurs beveiliging  
Deurbel met intercom  
Kluis

### Categorie

Vakantiehuis  
Luxe  
Bestaande bouw

### Klimaatbeheersing

Airconditioning

### Huidige Staat

Uitstekende conditie  
Onlangs gerenoveerd

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

ondergrondse parkeergarage  
garage  
overdekte parkeerplaats