

## Apartment for sale in Puerto Banús, Costa del Sol

2 Bedrooms | 2 Bathrooms | 133 m<sup>2</sup> Interior | 38 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 1,250 IBI | € 190 Rubish tax | € 5,304 Community fees



### Property Description

#### PUERTO BANUS -

Discover effortless Mediterranean living in this exceptionally spacious 2-bedroom, 2-bathroom ground-floor apartment located within a prestigious Resort just moments from the glamour and amenities of Puerto Banús.

Designed with comfort and convenience in mind, the property offers generous living spaces, well-proportioned bedrooms, and soth facing terraces that seamlessly blend indoor and outdoor living. The bright and airy layout creates a welcoming atmosphere, perfect for both permanent residence and holiday enjoyment.

A standout feature of this apartment is its substantial floor area, offering the unique opportunity to convert the property into a 3-bedroom residence, subject to the necessary approvals, making it an attractive option for growing families or investors seeking to maximise rental potential.

Residents of the Resort benefit from beautifully maintained tropical gardens, swimming pools, and a prime location within easy reach of Puerto Banús's world-class marina, designer boutiques, renowned restaurants, championship golf courses, and the golden beaches of Marbella.

Whether you are searching for a stylish holiday retreat, a permanent home, or a smart investment

opportunity on the Costa del Sol, this versatile apartment presents an exceptional opportunity in one of Marbella's most sought-after locations.