

## Wohnung zum Verkauf in Puerto Banús, Costa del Sol

3 Schlafzimmer | 2 Badezimmer | 117 m<sup>2</sup> Wohnfläche | 20 m<sup>2</sup> Terrasse | Garage Ya | Garten Ya | Pool Ya  
€ 1,300 IBI | € 1,920 Community fees



### Beschreibung der Immobilie

Step into this exceptional apartment, perfectly situated just moments from the glamorous Puerto Banús and Marbella's pristine beaches, in the heart of Nueva Andalucía—the prestigious 'Golf Valley' of the Costa del Sol. Known for its upscale lifestyle, world-class golf courses such as Los Naranjos and Aloha, and proximity to the iconic Casino Marbella, this tranquil gated community offers the ideal blend of privacy and convenience. Designer boutiques, gourmet dining, vibrant nightlife, supermarkets, and international schools are all within easy reach, while the golden sands and sparkling Mediterranean lie just a 5-minute stroll away—making this property perfect for families, retirees, or investors seeking strong rental returns.

Set on the first floor with lift access, this 120 m<sup>2</sup> apartment exudes comfort and style. The bright, open-plan living and dining area, featuring a cosy fireplace, flows seamlessly onto a sunlit glazed terrace with garden views—perfect for ye