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PUERTO BANÚS

sypialnie	■azienki	zbudowany m²	taras m²
4	3	128	29

POD■OGA W PUERTO BANÚS

Modern 4-Bedroom Ground-Floor Apartment, Villa Marina (Puerto Banús) Property Highlights * Completely renovated from the shell with a focus on quality and longevity: windows, doors, flooring, air-conditioning, plumbing, electrics, kitchen and bathrooms * Generous, well-balanced layout offering 4 bedrooms and 3 bathrooms (2 en-suite), ideal for family living and hosting guests * Elegant open-plan living and dining space designed for comfort and everyday use rather than short-term occupancy * Private courtyard with shaded seating and direct access to south-facing communal gardens and swimming pool * Established gated Andalusian-style community with landscaped gardens and secure parking * Prime beachside location within walking distance of Puerto Banús marina and beach clubs * Short-term rentals not permitted, ensuring a calm, secure and predominantly owner-occupied environment Interior Description The interior has been carefully reconfigured to create a refined yet practical family home. A bright, dual-aspect open-plan living and dining area forms the heart of the apartment, opening directly onto the gardens and providing a seamless connection between indoor and outdoor spaces. The contemporary kitchen is fully fitted with integrated appliances and clean-lined cabinetry, offering a functional and elegant setting for daily living and entertaining alike. Two spacious principal bedrooms feature modern en-suite bathrooms and fitted wardrobes. Two further bedrooms — one arranged as twins and one as a bunk room — provide flexibility for children, guests or visiting family. A third full bathroom serves the secondary bedrooms and main living areas, maintaining comfort and privacy for all occupants. Outdoor Living The private courtyard offers a discreet, shaded retreat for morning coffee or evening relaxation. From the main living space, residents step directly onto the south-facing communal gardens and pool area — a rare combination of privacy and openness that works particularly well for families and longer stays. Community & Amenities Villa Marina is a well-established, gated residential community where short-term holiday rentals are not permitted. This creates a notably peaceful atmosphere with consistent neighbours, enhanced security and a sense of permanence that is increasingly valued at this level of the market. Residents benefit from: * Landscaped communal gardens and swimming pool * Secure internal parking * Low-rise architecture and a quiet, residential feel * A stable, owner-focused community just moments from the coast Location & Lifestyle Set beachside of the main road, the apartment enjoys a privileged yet discreet position close to Puerto Banús while remaining removed from its late-night noise. * Approximately 5 minutes' walk to La Sala Beach Club (via private access) * Around 10 minutes' walk to the beach and Ocean Club Marbella * Around 15 minutes' walk to Puerto Banús marina Excellent transport links connect Marbella, San Pedro de Alcántara and Estepona, with direct routes to Málaga Airport — ideal for families splitting time between Spain and abroad. All measurements are approximate and subject to verification. Request a Viewing If you are looking for a refined beachside residence suitable for family life, extended stays and hosting guests — within a secure and tranquil community — we would be pleased to arrange a private viewing. FAQs Is holiday renting allowed? Short-term rentals are not permitted under the community rules. This ensures a quieter, more secure environment with long-term residents rather than transient holiday traffic. Who is this property best suited for? Families, second-home owners and buyers seeking a high-quality, low-density beachside residence with space for visiting family and friends. How far is the beach and marina? Approximately 10 minutes on foot to the beach and Ocean Club, and around 15 minutes to Puerto Banús marina. Is parking included? Yes — secure parking is available within the gated community. What was renovated? A full structural and cosmetic refurbishment including windows, doors, flooring, air-conditioning, plumbing, electrics, kitchen and bathrooms.

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