

# Middle Floor Apartment for sale in Puerto Banús, Marbella

649,000 €

Reference: R4834597 Bedrooms: 2 Bathrooms: 2 Build Size: 86m<sup>2</sup> Terrace: 36m<sup>2</sup>





## Costa del Sol, Puerto Banús

Opportunity in exclusive Urbanization, located in the best area of Puerto Banus Beach!

Very nice corner apartment, facing East South and North, with morning sun: many meters of terraces that surround a large part of the house, with open views of the Marbella mountain and looking out onto the fantastic common areas.

Located next to the Melia Hotel in Puerto Banús, on the second line of the beach and a few meters from the center of the Marina of Puerto Banús, the famous La Isla urbanization, has a reception, barbecue area, bar / restaurant and a community pool.

The apartment is on the 2nd floor, with a total area of 122m<sup>2</sup>, with 36m<sup>2</sup> of terraces, it is largely in its original state, with some modifications that were made a few years ago: which makes it a perfect opportunity to renovate or as an investment.

In the main part is the entrance hall with a built-in wardrobe, a furnished kitchen with its laundry room, a large living room with direct access to the terrace overlooking the pool.

Two bedrooms, with their respective en-suite bathrooms and a large terrace to the South-East, with access from the living room and the master bedroom, you can access the large terrace that looks out onto the beautiful luxury areas and a balcony with afternoon sun from the other bedroom.

Urbanización La Isla, Puerto Banús is located in Marbella, 6 km from Marbella Bus Station and Plaza de los Naranjos.

Featuring a hot tub and sauna, the property offers an outdoor pool, just a few steps from the famous Paseo Maritimo de Marbella.

The nearest airport is Malaga Airport, 46 km from the accommodation.

## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
24 Hour Reception  
Fitted Wardrobes  
WiFi  
Utility Room  
Barbeque  
Restaurant On Site  
Courtesy Bus  
Fiber Optic

### Views

Mountain  
Panoramic  
Garden  
Pool  
Urban  
Forest  
Street

### Pool

Communal  
Children`s Pool

### Garden

Communal  
Private  
Landscaped

### Category

Holiday Homes  
Investment  
Beachfront  
Distressed  
Luxury  
Resale

### Orientation

North  
East  
South  
South East  
North East

### Setting

Beachside  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Forest  
Close To Marina

### Furniture

Fully Furnished

Optional

### Security

Gated Complex  
24 Hour Security

### Energy Rating

E

### Climate Control

Air Conditioning  
Pre Installed A/C

### Condition

Good

### Kitchen

Fully Fitted  
Partially Fitted

### Utilities

Electricity  
Drinkable Water  
Telephone

### CO2 Emission Rating

E