



## GROUND FLOOR APARTMENT WITH 2 BEDROOMS

📍 Puerto Banús

**REF# R4668835 – 470.000€**

IBI

831 €/YEAR

Garbage

93 €/YEAR

Community

1632 €/YEAR



2

Beds



2

Baths



117 m<sup>2</sup>

Built



90 m<sup>2</sup>

Terrace

Located in a prime location, this ground floor 2-bedroom garden apartment in Villa Marina offers a truly desirable setting, just a few minutes' walk away from the sandy beaches of Puerto Banús and all essential

amenities.

The property boasts a spacious lounge/dining area with a charming real wood-burning fireplace, a separate fully equipped kitchen, and two generously sized private terraces.

From the terrace, you can enjoy direct access to the pool and a delightful view of the garden. The apartment features a master bedroom with an en-suite shower room, as well as a guest bedroom with a separate bathroom.

One of the standout features of this fantastic apartment is its potential for extension in both the kitchen and the master bathroom, allowing for customization and further enhancement.

With its immense rental potential, this property presents a great investment opportunity. Additionally, it is an ideal choice for an elderly couple seeking a single-floor residence or for a family looking for a year-round home or a holiday getaway due to its close proximity to shops, beaches, and restaurants.

If this property doesn't meet your requirements, we encourage you to reach out to our sales team today. We have an extensive database of properties along the Costa Del Sol and will assist you in finding your ideal property.



