

PUERTO BANÚS

825,000 €

REFERENCE R5384125

# Exclusive Puerto Banús Retreat: A Prime Investment Opportunity with Rental Flexibility

| 3 | 2 | 154 m² | 44 m² |
|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | TERRACE |













# Description

Welcome to an unparalleled opportunity in the heart of Southern Spain's most iconic luxury destination: Puerto Banús, Marbella. Luxury Realty is proud to present an exquisite ground-floor apartment within the highly exclusive and meticulously maintained Jardines del Puerto residential complex. This property is not just a home; it's a gateway to a lifestyle defined by sophistication, comfort, and the sun-drenched glamour of the Costa del Sol. Crucially, this residence offers a highly coveted feature: short-term rentals are explicitly permitted. This transforms it into an outstanding investment vehicle with significant income potential in a consistently high-demand market, ensuring maximum flexibility and return on investment in a location synonymous with global luxury.

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Strategically positioned just a leisurely stroll from the world-renowned marina of Puerto Banús, this spacious ground-floor apartment epitomises modern Mediterranean living. Boasting an impressive approximate built area of 154 m², every inch of this home has been thoughtfully designed for comfort, style, and functionality. As you step inside, you are greeted by a bright and expansive open-plan living and dining area. Large windows ensure an abundance of natural light, creating an inviting and airy atmosphere. This main living space seamlessly integrates with the outdoors, a hallmark of its design, encouraging a relaxed, indoor-outdoor lifestyle quintessential to Marbella.

Complementing this area is a fully open-plan and meticulously equipped kitchen. Designed for both gourmet enthusiasts and modern convenience, it features high-end integrated appliances, sleek cabinetry, and ample counter space. Its open-plan layout ensures connection with guests, fostering effortless flow from culinary activities to shared moments.

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One of the most alluring features of this exceptional property is its direct access to two private terraces. These expansive outdoor havens provide generous additional living space, perfect for embracing Marbella's glorious, year-round Mediterranean climate. Ideal for breakfast al fresco, sunbathing, or evening relaxation, these versatile terraces allow residents to fully immerse themselves in Southern Spain's coveted outdoor culture. Adding to the practical luxury, the apartment includes private underground parking, providing both security and convenience – a significant advantage in a prime location where parking is often at a premium. This secure facility ensures peace of mind and direct property access.

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The Jardines del Puerto residential complex itself is a testament to sophisticated community living. It stands as a highly secure and impeccably maintained gated community, offering residents an unparalleled sense of privacy and exclusivity. Lush, mature landscaped gardens envelop the complex, creating a tranquil oasis. The focal points of this magnificent community are its four sparkling communal swimming pools. Meticulously cared for, these pristine aquatic facilities provide resort-style amenities right at residents' doorsteps, ideal for cooling off on warm summer days. The combination of rigorous security, stunning aesthetics, and superior communal facilities makes Jardines del Puerto one of the most desirable addresses in Puerto Banús.

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The location of this property is, without exaggeration, unbeatable. Situated in Puerto Banús, a glittering jewel on the coastline of Southern Spain, residents are placed at the epicentre of luxury and glamour. A short, pleasant walk brings you directly to the iconic Puerto Banús marina, famous worldwide for its parade of multi-million-euro superyachts, high-end designer boutiques from brands like Chanel, Louis Vuitton, and Gucci, and an array of exquisite dining establishments. The area is rich with vibrant beach clubs like Ocean Club and La Sala by the Sea, offering lively entertainment and relaxation. Puerto Banús is more than just a destination; it's a lifestyle, offering unparalleled access to championship golf courses, world-class spas, and a vibrant nightlife. Marbella's Golden Mile and the natural beauty of Southern Spain, from the majestic Sierra Blanca mountains to the pristine beaches of the Costa del Sol, are all within easy reach, offering endless opportunities for outdoor activities and cultural excursions.

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Crucially, for investors, the allowance of short-term rentals within Jardines del Puerto represents a significant advantage. This transforms the property into a powerful income-generating asset. Puerto Banús consistently ranks as one of Europe's most sought-after holiday destinations, attracting a global clientele year-round. The demand for luxury short-term accommodations in this prime location is exceptionally high, promising attractive rental yields and a robust return on investment. Owning a property here allows the freedom to enjoy your luxurious Marbella escape whenever you wish, while simultaneously generating

substantial rental income during periods of non-occupancy. This unique combination of personal enjoyment and financial benefit makes this apartment a truly compelling proposition for the savvy buyer looking to capitalize on Marbella's enduring appeal as a luxury travel hotspot.

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In conclusion, this ground-floor apartment in Jardines del Puerto offers an extraordinary blend of luxury, location, and investment potential. It is an invitation to experience the very best of Marbella's glamorous lifestyle, from sophisticated interiors and private outdoor spaces to the unparalleled amenities of a secure, gated community. With Puerto Banús's iconic marina, world-class boutiques, and renowned dining experiences just moments away, and the added benefit of short-term rental permission, this property stands as a truly exceptional offering. Luxury Realty invites you to discover this unique opportunity to own a piece of paradise in Southern Spain, a place where opulent living and smart investment seamlessly converge.

## Details

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|---|---|---|---|
| Reference | R5384125 | Property Type | Apartment |
| Status | Sale | Price | 825,000 € |
| Bedrooms | 3 | Bathrooms | 2 |
| Build size | 154 m² | Plot Size | – |
| Terrace | 44 m² | Parking places | by request |

## Features

Pool, Air conditioning, Private garden, Parking