

NUEVA ANDALUCÍA

545 000 €

■■■■■■■■ R5526706

■■■■■■■■■■■ ■ Nueva Andalucía

2	2	125 m²	400 m²	30 m²
■■■■■■■	■■■■■■	■■■■■■■	■■■■■■■	■■■■■■■













Terrazas del Rodeo, Puerto Banus - Massive Garden Apartment - Exceptional Two Bedroom Ground-Floor Apartment with Approx. 400m² Private Garden. Close to Puerto Banús and every amenity you can wish for (beach, bars, cafes, gym, business centre, restaurants and more…) FEATURES: * Extremely Large Garden * Walking Distance to Puerto Banús and Every Amenity You Require (beach, cafes, gym, shops and more…) * Air Conditioning * Store Room * Private Garage Space * Two Wonderfull Outdoor Pools * High Speed Internet Discover a rare opportunity to purchase a two-bedroom ground-floor apartment in the highly regarded residential development of Terrazas del Rodeo, ideally positioned close to Puerto Banús, the beaches and the vibrant lifestyle of Marbella's surrounding areas. What truly sets this property apart is its exceptional outdoor space. Benefiting from an impressive private garden of approximately 400m², this apartment offers a scale of outdoor living rarely associated with a two-bedroom apartment in such a sought-after location. The combination of a comfortable apartment, a generous patio area and an expansive garden creates a property with the feel and versatility of a much larger home. For buyers who value outdoor living, space and location, this is a particularly compelling opportunity. A Garden That Makes This Property Stand Out The outstanding feature of this apartment is undoubtedly its substantial private garden, extending to approximately 400m². Accessed directly from the ground-floor patio, the garden provides an exceptional amount of space to enjoy the Mediterranean climate throughout the year. Whether you envisage creating an elegant outdoor entertaining area, installing a pergola for shaded dining, designing a landscaped garden retreat or simply enjoying a private space to relax in the sunshine, the possibilities are extensive, subject to any applicable community rules and planning permissions. The size of the garden also makes this property especially appealing to families. There is ample room for children to play, enjoy outdoor activities and make the most of life outside, while adults can create separate areas for dining, entertaining, sunbathing or relaxation. Buyers interested in fitness, gardening or outdoor hobbies will also appreciate the additional flexibility that this garden provides. For those who have been searching for a villa-style outdoor lifestyle without necessarily purchasing a villa, this property offers an unusual alternative. The garden provides a sense of space and freedom that is difficult to find in a conventional apartment, particularly so close to Puerto Banús. Comfortable Living in a Sought-After Development The property is a two-bedroom ground-floor apartment within Terrazas del Rodeo, an established residential development known for its communal gardens and swimming pool facilities. Residents benefit from access to two communal swimming pools and landscaped communal grounds, providing attractive shared outdoor spaces in which to relax and enjoy the Costa del Sol lifestyle. The ground-floor position offers convenient access to the patio and garden, making the transition between indoor and outdoor living particularly appealing. For families, those who enjoy entertaining, or buyers who simply prefer direct access to outdoor space, this layout offers a distinct advantage. The apartment also benefits from a generously sized garage parking space and a separate storage room, adding valuable practicality for everyday living, beach equipment, bicycles, golf clubs and general household storage. An Excellent Location Close to Puerto Banús Terrazas del Rodeo enjoys a convenient position close to Puerto Banús and the surrounding areas of Marbella, making it attractive to both permanent residents and those seeking a property for holidays or longer stays. Many local amenities are within walking distance, including restaurants, cafés, bars and everyday services. The beach and the famous marina of Puerto Banús are also within easy reach, allowing residents to enjoy the area's shopping, dining, leisure and nightlife without always needing to rely on a car. Sports and fitness enthusiasts are particularly well placed, with popular local facilities including Real Club Padel Marbella and the Club Internacional de Tenis y Pádel nearby. These facilities offer further appeal to buyers who enjoy an active lifestyle and want recreational options close to home. The nearby area of Nueva Andalucía provides additional restaurants, cafés, shops and services, while Marbella's wider attractions and the rest of the Costa del Sol remain easily accessible. The location combines the convenience of being close to one of the area's best-known destinations with the appeal of an established residential community. A Property with Multiple Potential Uses The combination of location, communal facilities, garage parking, storage and an exceptional private garden gives this apartment broad appeal across several buyer profiles. A permanent residence or family home For buyers looking to live in Marbella throughout the year, the apartment offers a practical two-bedroom layout in a convenient location. The extensive garden is a particular advantage for families with children, pet owners where permitted, and anyone who values having their own outdoor space. A holiday home on the Costa del Sol For international buyers looking for a base in Marbella, the property offers easy access to beaches, restaurants, sports facilities and Puerto Banús. The garden creates an attractive setting for spending time outdoors and enjoying the Mediterranean climate during extended stays or holidays. A potential rental investment The location and outdoor space may also appeal to investors considering the rental market. The property could be explored for long-term, seasonal or holiday letting, subject to the applicable legal requirements, community rules and any necessary registrations or licences. Please note that the property does not currently have a holiday rental licence. Buyers intending to operate it as a holiday rental should independently verify the current licensing requirements and the property's eligibility before proceeding on that basis. A future licence should not be assumed to be obtainable. A

lock-up-and-leave property with outdoor space For buyers who spend only part of the year in Marbella, the apartment offers an opportunity to enjoy a substantial garden and outdoor lifestyle while benefiting from the convenience of apartment living within an established community. Why This Apartment Deserves Your Attention Properties offering a private garden of approximately 400m², two bedrooms and a location so close to Puerto Banús are unusual. The garden is not simply an additional feature; it fundamentally changes the way the property can be enjoyed, creating opportunities for outdoor living that many apartments cannot offer. Combined with two communal swimming pools, landscaped grounds, garage parking, a separate storage room and access to local amenities, the property presents an appealing combination of lifestyle, practicality and location. Whether you are searching for a permanent home, a family property, a Marbella holiday base or an investment opportunity to investigate further, this apartment is well worth considering. Arrange a Viewing If you are ■looking ■for ■a ■two-bedroom apartment ■in ■Marbella ■but ■want ■something with ■considerably ■more outdoor ■space ■than the ■typical ■apartment, ■this ■property at Terrazas ■del ■Rodeo ■deserves ■a ■closer ■look.

■■■■■■

■■■■■■■■	R5526706	■■■ ■■■■■■■	■■■■■■■■■■■
■■■■■■	■■■■■■■	■■■■	545 000 €
■■■■■■■	2	■■■■■■	2
■■■■■■■	125 m²	■■■■■■■	400 m²
■■■■■■■	30 m²	■■■■■■■■	■■ ■■■■■■■

■■■■■■■■■■■■■■■■

■■■■■■■■■■, ■■■■■■■ ■■■, ■■■■, ■■■■■■■■