

## Sales - Apartment - Puerto Banús

**349.000€**



**Ref.-ID: MIBGR5013286**

**Puerto Banús**

**Community: 1,500 EUR / year**

**IBI: 600 EUR / year**

**Rubbish: 190 EUR / year**



**1**



**1**



**54 m<sup>2</sup>**

TOURIST LICENCE GRANTED; PERFECT INVESTMENT OPPORTUNITY!!! Located on the 4th floor of a well-maintained building with lift access, this bright and modern 1-bedroom, 1-bathroom apartment offers an excellent opportunity to enjoy the luxury lifestyle of Puerto Banús at an unbeatable price—under 350,000. Flooded with natural light thanks to its large windows, the apartment boasts lovely urban and mountain views. Renovated just 7 years ago, the property features a contemporary open-plan kitchen, a spacious double bedroom with fitted wardrobes, and a sleek bathroom with a walk-in shower. Whether you're looking for a personal getaway or a high-performing rental asset, this apartment is a smart investment. It has a proven rental record for both holiday and long-term lets. \*\*Prime Location Without the Noise\*\* Tucked away from the nightlife buzz of the first and second lines, yet just steps from all the action—Puerto Banús marina is 50 meters away, and the beach is a mere 100 meters from your door. Enjoy easy access to designer boutiques, world-class dining, and the most glamorous yachts on the Costa del Sol. A rare chance to secure a top-location property in Puerto Banús at a reduced price. Ideal for investors, holidaymakers, or anyone looking to soak in the Banús lifestyle.

**Setting**

- ✓ Beachfront
- ✓ Commercial Area
- ✓ Beachside
- ✓ Port
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Marina
- ✓ Close To Marina

**Furniture**

- ✓ Optional

**Orientation**

- ✓ North

**Condition**

- ✓ Excellent

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

**Views**

- ✓ Pool
- ✓ Urban
- ✓ Street

**Features**

- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ WiFi
- ✓ Double Glazing

**Kitchen**

- ✓ Fully Fitted

**Security**

- ✓ Gated Complex
- ✓ Entry Phone

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

**Category**

- ✓ Resale