

## Sales - Apartment - Puerto Banús

# 799.000€



**Ref.-ID: MIBGR5080849**

**Puerto Banús**

**Apartment**

**Community: 4,872 EUR / year**



**3**



**2**



**161 m2**

Prime Marina-Front Apartment in Puerto Banús – Exceptional Investment Opportunity Located in the heart of Puerto Banús, this beautifully renovated apartment sits in a prestigious frontline marina urbanization, offering unparalleled access to the vibrant lifestyle, designer boutiques, and fine dining the area is famous for. With a full tourist license in place, this property is a standout investment for holiday rentals, ensuring strong rental income potential year-round. It also makes a perfect second home or stylish family residence. One of the few apartments in the complex offering direct elevator access from the garage, it provides easy and convenient entry without the need to climb stairs—an added advantage rarely found in this location. The layout is flexible, currently configured as either: 3 bedrooms and 2 bathrooms (including one ensuite), or 2 spacious bedrooms with 2 bathrooms and an expansive open-plan living/dining area. Don't miss out on this rare opportunity to own a unique, high-performing property in one of Marbella's most sought-after locations. Schedule your viewing today!

<b>Setting</b> <ul style="list-style-type: none"> <li>✓ Beachfront</li> <li>✓ Commercial Area</li> <li>✓ Port</li> <li>✓ Close To Port</li> <li>✓ Close To Sea</li> <li>✓ Close To Town</li> <li>✓ Marina</li> <li>✓ Close To Marina</li> <li>✓ Urbanisation</li> <li>✓ Front Line Beach Complex</li> </ul>	<b>Orientation</b> <ul style="list-style-type: none"> <li>✓ South</li> </ul>	<b>Condition</b> <ul style="list-style-type: none"> <li>✓ Excellent</li> </ul>	<b>Climate Control</b> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Hot A/C</li> <li>✓ Cold A/C</li> <li>✓ Fireplace</li> </ul>	<b>Views</b> <ul style="list-style-type: none"> <li>✓ Urban</li> </ul>	<b>Features</b> <ul style="list-style-type: none"> <li>✓ Lift</li> <li>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ WiFi</li> <li>✓ Ensuite Bathroom</li> <li>✓ Double Glazing</li> <li>✓ Fiber Optic</li> </ul>
<b>Furniture</b> <ul style="list-style-type: none"> <li>✓ Not Furnished</li> </ul>	<b>Kitchen</b> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul>	<b>Security</b> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ Electric Blinds</li> <li>✓ Entry Phone</li> <li>✓ Alarm System</li> <li>✓ 24 Hour Security</li> </ul>	<b>Parking</b> <ul style="list-style-type: none"> <li>✓ Street</li> </ul>	<b>Utilities</b> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> <li>✓ Telephone</li> </ul>	<b>Category</b> <ul style="list-style-type: none"> <li>✓ Bargain</li> <li>✓ Investment</li> <li>✓ Resale</li> </ul>