

**Sales - Apartment - Puerto Banús**  
**449.000€**



**Ref.-ID: MIBGR5306488**

**Puerto Banús**

**Apartment**

**Community: 2,016 EUR / year**

**IBI: 460 EUR / year**

**Rubbish: 645 EUR / year**



**2**



**1**



**46 m2**

Modern Apartment in Río Verde - 200 Meters from the Sea with Rental License Welcome to a bright and elegantly renovated apartment in the highly sought-after area of Río Verde, on Marbella's famous Golden Mile. Here, you will enjoy a fantastic location: just a two-minute walk to the beach and a short 10-minute stroll along the promenade to Puerto Banús. The area combines the tranquility of being close to the sea with immediate proximity to restaurants, supermarkets, and excellent transport links. The apartment is situated on the first floor of a well-maintained, gated complex. Its south-facing orientation provides a wonderful influx of natural light and views over the communal garden and pool, which is open year-round. The property features a modern, open-plan layout where the kitchen and living room merge into a pleasant social space. It offers two bedrooms and a stylish bathroom. The apartment is sold fully furnished and equipped, ready to move into. To guarantee a comfortable indoor climate all year round, it is equipped with air conditioning, a modern ventilation system with humidity control, and high-speed Wi-Fi. Convenience is top-notch, with access to secure communal parking within the premises as well as a locked bicycle storage room. Thanks to its strategic location and existing rental license, this is an optimal property for any purpose. It works excellently as a private, low-maintenance holiday home, but also represents a smart investment with documented rental potential from day one. Furthermore, the fact that the surrounding area is constantly developing with new exclusive projects contributes to a stable long-term value. A fantastic opportunity to acquire a modern, move-in ready apartment with an unbeatable location right by the Mediterranean Sea.

#### Setting

- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Marina
- ✓ Urbanisation

#### Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Ensuite Bathroom
- ✓ Double Glazing

#### Category

- ✓ Holiday Homes
- ✓ Investment
- ✓ Resale
- ✓ Contemporary

#### Orientation

- ✓ South

#### Condition

- ✓ Excellent
- ✓ Recently Renovated
- ✓ Recently Refurbished

#### Pool

- ✓ Communal

#### Climate Control

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

#### Views

- ✓ Garden
- ✓ Pool

#### Furniture

- ✓ Fully Furnished

#### Kitchen

- ✓ Fully Fitted

#### Garden

- ✓ Communal

#### Security

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Alarm System

#### Parking

- ✓ Open
- ✓ Communal