

## Sales - Apartment - Puerto Banús

# 799.000€



**Ref.-ID: MIBGR5306809**

**Puerto Banús**

**Apartment**

**Community: 1,980 EUR / year**

**IBI: 1,400 EUR / year**



**2**



**2**



**130 m2**

Elegant 2-bedroom, 2-bathroom apartment for sale in Puerto Banús, offering beautiful views of the port and a prime location in one of Marbella's most exclusive areas. The property features a bright and spacious living-dining area, a fully equipped kitchen, and two comfortable bedrooms, including a master bedroom with an en-suite bathroom. Designed for both comfort and functionality, the apartment enjoys plenty of natural light and a welcoming layout ideal for year-round living or holidays. Situated within walking distance of the marina, beaches, luxury boutiques, restaurants, and all essential services, this apartment represents an excellent opportunity as a permanent residence, a holiday home, or a high-demand rental investment. A rare opportunity to own a well-located property in the heart of Puerto Banús, combining lifestyle, convenience, and strong resale value. The car park and the flat, priced at €75,000

**Setting**

- ✓ Beachfront
- ✓ Town
- ✓ Commercial Area
- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Forest
- ✓ Marina
- ✓ Front Line Beach Complex

**Furniture**

- ✓ Fully Furnished

**Orientation**

- ✓ South

**Parking**

- ✓ Garage
- ✓ Private

**Condition**

- ✓ Excellent
- ✓ Recently Renovated

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone
- ✓ Gas

**Climate Control**

- ✓ Air Conditioning

**Category**

- ✓ Bargain
- ✓ Beachfront
- ✓ Holiday Homes

**Views**

- ✓ Sea
- ✓ Beach
- ✓ Port

**Features**

- ✓ Fitted Wardrobes
- ✓ Satellite TV
- ✓ Ensuite Bathroom