



**Sales - Apartment - Puerto Banús**  
**349.000€**

[www.mibgroup.es](http://www.mibgroup.es)  
+34 662 58 96 58  
info@mibgroup.es



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>

Apartment

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	Orientation	Condition	Climate Control	Views	Features
✓ Beachfront	✓ North	✓ Excellent	✓ Air Conditioning	✓ Pool	✓ Lift
✓ Commercial Area			✓ Hot A/C	✓ Urban	✓ Fitted Wardrobes
✓ Beachside			✓ Cold A/C	✓ Street	✓ WiFi
✓ Port					✓ Double Glazing
✓ Close To Port					
✓ Close To Shops					
✓ Close To Sea					
✓ Close To Town					
✓ Close To Schools					
✓ Marina					
✓ Close To Marina					
Furniture	Kitchen	Security	Utilities	Category	
✓ Optional	✓ Fully Fitted	✓ Gated Complex	✓ Electricity	✓ Resale	
		✓ Entry Phone	✓ Drinkable Water		
			✓ Telephone		