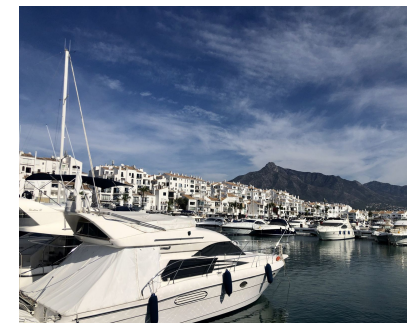


Sales - Apartment - Puerto Banús
349.000€

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Ref.-ID: MIBGR5013286

Puerto Banús

Apartment

Community: 1,500 EUR / year

IBI: 600 EUR / year

Rubbish: 190 EUR / year



1



1



54 m2

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 €400,000. 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 <ul style="list-style-type: none">✓ Beachfront✓ Commercial Area✓ Beachside✓ Port✓ Close To Port✓ Close To Shops✓ Close To Sea✓ Close To Town✓ Close To Schools✓ Marina✓ Close To Marina	Orientation <ul style="list-style-type: none">✓ North	Condition <ul style="list-style-type: none">✓ Excellent	Climate Control <ul style="list-style-type: none">✓ Air Conditioning✓ Hot A/C✓ Cold A/C	Views <ul style="list-style-type: none">✓ Pool✓ Urban✓ Street	Features <ul style="list-style-type: none">✓ Lift✓ Fitted Wardrobes✓ WiFi✓ Double Glazing
Furniture <ul style="list-style-type: none">✓ Optional	Kitchen <ul style="list-style-type: none">✓ Fully Fitted	Security <ul style="list-style-type: none">✓ Gated Complex✓ Entry Phone	Utilities <ul style="list-style-type: none">✓ Electricity✓ Drinkable Water✓ Telephone	Category <ul style="list-style-type: none">✓ Resale	