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Sales - Apartment - Puerto Banús

499.000€

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Ref.-ID: MIBGR5106511 **Puerto Banús** **Apartment**

Community: 1,200 EUR / year **IBI: 1,059 EUR / year** **Rubbish: 85 EUR / year** **2** **1** **102 m2**

INVESTORS Dream APARTMENT in PUERTO BANUS MARINA. The property requires renovation, offering buyers the opportunity to transform it into a beautiful bespoke residence and maximise its full potential. Step into the vibrant lifestyle of Puerto Banús with this spacious 2-bedroom apartment, just a step down from the iconic marina and Marbella’s golden beaches. Positioned in a peaceful corner of the marina, the property offers partial sea views and immediate access to designer boutiques, fine dining, and the Mediterranean atmosphere that makes this area world-famous. The property features a generously sized main bedroom with built-in wardrobes and a large en-suite bathroom, alongside a second well-proportioned bedroom, providing ample space for family or guests. The living area is bright and open.This apartment presents a fantastic opportunity and needs reform. It is great for those seeking a stylish holiday home, a convenient second residence, or a high-performing rental investment. Its unbeatable location and generous interior space offers endless potential to create a modern, comfortable, and highly desirable residence. Key features: Prime location just steps from the marina, beach, and restaurants Spacious 2-bedroom layout with excellent natural light Lift access and private parking included for convenience Ideal for a lock-up-and-leave holiday home or second residence Exceptional investment potential in one of Spain’s most prestigious destinations Renovation opportunity to design your dream apartment or maximise rental returns. Don’t miss this rare chance to secure a property in the heart of Puerto Banús, where location and lifestyle come together in one outstanding package.

Setting
- ✔ Beachfront
- ✔ Commercial Area
- ✔ Beachside
- ✔ Port
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Marina
- ✔ Close To Marina
- ✔ Urbanisation
- ✔ Front Line Beach Complex

Orientation
- ✔ East Facing
- ✔ South Facing

Condition
- ✔ Renovation Required

Views
- ✔ Urban Views
- ✔ Street Views

Features
- ✔ Lift
- ✔ Near Transport
- ✔ Utility Room
- ✔ Restaurant On Site

Furniture
- ✔ Optional Furniture

Security
- ✔ Gated Complex

Parking
- ✔ Underground Parking
- ✔ Private Parking

Utilities
- ✔ Electricity

Category
- ✔ Holiday Homes
- ✔ Investment