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Sales - Apartment - Puerto Banús

635.000€

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Ref.-ID: MIBGR5108434 **Puerto Banús** **Apartment**

2 **1** **128 m2**

Spacious Apartment for Sale in the Heart of Puerto Banús – Second Line of the Marina Located in the quietest area of Puerto Banús, next to Banco Santander and away from the noise of the bars, this spacious apartment is a great opportunity for both personal use and investment. Key Features: Total surface of 140 m², including an 18 m² fully enclosed and covered terrace. Top floor of a low-rise building (2 floors, no elevator). Currently features 2 very large double bedrooms (approx. 17 m² each, excluding built-in wardrobes) and 1 full bathroom. Potential to convert the layout and add a third bedroom in the current kitchen area, with the possibility of installing a skylight. The kitchen could be relocated to the spacious living-dining area, especially if integrated with the enclosed terrace. Access to a shared interior courtyard of approximately 60 m², ideal as a shaded chill-out or outdoor dining area. Licensed for holiday rentals. Excellent proven rental income: Between €40,000 and €50,000 annually through vacation rentals. Or €35,000 per year for long-term rental. A solid investment in one of the most sought-after areas on the Costa del Sol, offering both strong returns and long-term value retention.

Setting
- ✔ Town
- ✔ Commercial Area
- ✔ Beachside
- ✔ Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Marina
- ✔ Close To Marina
- ✔ Urbanisation

Orientation
- ✔ South Facing

Condition
- ✔ Good Condition

Climate Control
- ✔ Air Conditioning

Views
- ✔ Urban Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Double Glazing
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Security
- ✔ Gated Complex
- ✔ 24 Hour Security

Parking
- ✔ Street Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale