



**Sales - Apartment - Puerto Banús**  
**370.000€**

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**Ref.-ID: MIBGR5257612**

**Puerto Banús**

**Apartment**

**Community: 1,584 EUR / year**

**IBI: 666 EUR / year**

**Rubbish: 92 EUR / year**



**1**



**1**



**80 m<sup>2</sup>**

**APARTMENT WITH TOURIST LICENCE IN PUERTO BANÚS (MARBELLA) NEXT TO THE MARINA** Exclusive and spacious 75 m<sup>2</sup> apartment for sale, an exceptional size for the area, located in a residential complex with large gardens and 4 large swimming pools, next to the Puerto Banús marina. There are currently no properties for sale either within this development or in its immediate surroundings, making this property a unique opportunity both in terms of asset value and investment. Key features for investors:

- 75 m<sup>2</sup> of floor space, well above the average in Puerto Banús
- TOURIST LICENCE IN FORCE, ready for immediate use
- The flat currently has 1 bedroom
- High-end private residential complex with gardens and swimming pools, tennis court
- Building with lift
- Very bright property
- Prime location, in the heart of Puerto Banús
- 4 entrances to the urbanization Surrounded by luxury boutiques, shopping centres, top-class restaurants and leisure areas, just a few metres from the marina and the beach. An ideal asset for investors seeking exclusivity, scarcity of supply and constant high demand. An exceptional opportunity to acquire a unique property in one of the most sought-after areas of the Costa del Sol, with high potential for appreciation.

Setting	Orientation	Condition	Pool	Climate Control	Views
<input checked="" type="checkbox"/> Town	<input checked="" type="checkbox"/> North East	<input checked="" type="checkbox"/> Good	<input checked="" type="checkbox"/> Communal	<input checked="" type="checkbox"/> Air Conditioning	<input checked="" type="checkbox"/> Mountain
<input checked="" type="checkbox"/> Commercial Area	<input checked="" type="checkbox"/> South East				<input checked="" type="checkbox"/> Garden
<input checked="" type="checkbox"/> Beachside					
<input checked="" type="checkbox"/> Port					
<input checked="" type="checkbox"/> Close To Port					
<input checked="" type="checkbox"/> Close To Shops					
<input checked="" type="checkbox"/> Close To Sea					
<input checked="" type="checkbox"/> Urbanisation					
Features	Furniture	Kitchen	Garden	Security	Category
<input checked="" type="checkbox"/> Lift	<input checked="" type="checkbox"/> Fully Furnished	<input checked="" type="checkbox"/> Fully Fitted	<input checked="" type="checkbox"/> Communal	<input checked="" type="checkbox"/> Gated Complex	<input checked="" type="checkbox"/> Bargain
<input checked="" type="checkbox"/> Fitted Wardrobes					<input checked="" type="checkbox"/> Holiday Homes
<input checked="" type="checkbox"/> Near Transport					<input checked="" type="checkbox"/> Investment
<input checked="" type="checkbox"/> Satellite TV					
<input checked="" type="checkbox"/> Paddle Tennis					
<input checked="" type="checkbox"/> Access for people with reduced mobility					
<input checked="" type="checkbox"/> Marble Flooring					