MIBGROUP.ES

**Sales - Apartment - Puerto Banús**

**1.150.000€**

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**Ref.-ID: MIBGR5512591** | **Puerto Banús** | **Apartment**

**Community: 1,740 EUR / year** | **IBI: 1,455 EUR / year** | **Rubbish: 185 EUR / year**

**2** | **2** | **188 m2**

Exceptional Renovation Opportunity in Puerto Banús An outstanding opportunity to transform a spacious 188 m² apartment into an elegant, bespoke residence in the heart of Puerto Banús, one of the Costa del Sol’s most exclusive and internationally renowned destinations. Famous for its iconic marina, designer boutiques, fine dining restaurants and vibrant cosmopolitan atmosphere, Puerto Banús offers a distinctive Mediterranean lifestyle. Its beautiful beaches, prestigious golf courses and proximity to Marbella make it an ideal location for both permanent living and luxury holidays. South-facing and enjoying attractive views of the sea and marina, the property stands out for its generous proportions and excellent renovation potential. The existing layout comprises an entrance hall, a spacious living and dining area with a fireplace, and a fully fitted kitchen with modern appliances and a separate utility area. There are two well-proportioned bedrooms with fitted wardrobes and two bathrooms, including an en-suite to the principal bedroom. The generous floor area offers exciting possibilities for reconfiguration, with the potential to create a third bedroom or, alternatively, a spectacular walk-in wardrobe, adding a touch of luxury and functionality to the home. This is an opportunity to tailor the layout to suit the future owner’s individual needs and preferences. The apartment benefits from hot and cold air conditioning, while the well-maintained building offers lift access and concierge service. One private parking space in the communal garage is also included, a particularly valuable feature in this sought-after location. Ideally positioned to enjoy everything Puerto Banús has to offer, the apartment is within easy walking distance of the beach, marina, luxury boutiques, renowned restaurants, fashionable bars, supermarkets, pharmacies, banks and El Corte Inglés department store. This privileged setting allows residents to enjoy the area’s amenities and attractions without relying on a car for everyday activities. Combining its generous floor area, south-facing orientation, sea and marina views, and versatile renovation potential, the property presents an appealing opportunity to create an exclusive permanent residence, a luxury holiday home or an investment with potential to add value through refurbishment. A rare opportunity to create a bespoke home in one of the Mediterranean’s most desirable destinations, combining a prime location, generous living space and exceptional flexibility. Any proposed reconfiguration to create a third bedroom or walk-in wardrobe would be subject to technical feasibility, compliance with applicable regulations, and any necessary licences and approvals.