Sales - Apartment - Puerto Banús
349.000€

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 ⬜350,000. 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
- ✔ 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
- ✔ North

Condition
- ✔ Excellent

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

Views
- ✔ Pool
- ✔ Urban
- ✔ Street

Features
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ WiFi
- ✔ Double Glazing

Furniture
- ✔ Optional

Kitchen
- ✔ Fully Fitted

Security
- ✔ Gated Complex
- ✔ Entry Phone

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

Category
- ✔ Resale

MARBELLA

HOLIDAY **RENTAL** LICENCE