# Sales - Apartment - Puerto Banús

## 595.000€

**Puerto Banús** **Apartment**

**IBI: 655 EUR / year** **Rubbish: 185 EUR / year**

 **2**  **2**  **64 m2**

TOURIST LICENCE OK This apartment is the perfect combination of luxury, design and technology in one of Marbella’s most sought-after locations. As soon as you walk in, natural light floods every corner and the direct views of the sea become the constant backdrop of the home. The feeling is one of calm, exclusivity and connection with the Mediterranean. The living and dining area blends seamlessly with a minimalist kitchen featuring integrated appliances, where an innovative hob built directly into the worktop maximises space while maintaining a sleek, contemporary aesthetic. Every detail has been designed to provide functionality without compromising style. The property is also equipped with a full home automation system, allowing you to control lighting, climate and other services through touch panels, bringing the convenience of a fully smart home. The apartment offers two bright bedrooms and two bathrooms, fully renovated in marble with glass walk-in showers and elegant gold-finish fixtures reminiscent of a boutique hotel. Marble floors and carefully curated décor add sophistication and character throughout. Its frontline location, right by the beach and in the very heart of Puerto Banús, makes this property truly unique. Having the sea at your doorstep, surrounded by fine dining, exclusive boutiques and the vibrant cosmopolitan lifestyle of the Costa del Sol, is a privilege enjoyed by very few. Beyond its appeal as a home, this apartment also represents an outstanding investment opportunity. Puerto Banús remains one of the most in-demand destinations for short- and mid-term rentals in the Mediterranean, ensuring high occupancy rates and excellent rental returns year-round. In short, this is a turnkey apartment that combines cutting-edge technology, modern design and an unbeatable location—perfect both for personal enjoyment and for generating income from day one. Administrative concession valid until 2066 An important feature of this property is its legal status. The property is subject to an administrative concession valid until 2066. Prospective buyers should bear this in mind, and it is recommended that they consult an independent solicitor to fully understand the terms, rights, obligations, conditions of transfer and the remaining duration of the concession.

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

**Orientation**
- ✔ East Facing

**Condition**
- ✔ Good Condition

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

**Views**
- ✔ Sea Views
- ✔ Port Views

**Category**
- ✔ Beachfront
- ✔ Investment
- ✔ Resale






































BANUS BEACH
SEANDBLUE


BANUS BEACH








14
WD
33


20
20






PESERICO
Edificio Levante
VALENTINO
VALENTINO


BANUS BEACH
BEACH


6955 JPK












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VALENTINO
VALENTINO
8391 JHR


VALENTINO
VALENTINO
NICHE PERFUMI


LOUIS VUITTON