

## Sales - Apartment - Puerto Banús

# 370.000€

**Puerto Banús**

**Apartment**

**Community: 1,584 EUR / year    IBI: 666 EUR / year**

**Rubbish: 92 EUR / year**



**1**



**1**



**80 m2**

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

- ✓ Town
- ✓ Commercial Area
- ✓ Beachside
- ✓ Port
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Urbanisation

### Climate Control

- ✓ Air Conditioning

### Kitchen

- ✓ Fully Fitted

### Orientation

- ✓ North East
- ✓ South East

### Views

- ✓ Mountain
- ✓ Garden

### Garden

- ✓ Communal

### Condition

- ✓ Good

### Features

- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Satellite TV
- ✓ Paddle Tennis
- ✓ Access for people with reduced mobility
- ✓ Marble Flooring

### Security

- ✓ Gated Complex

### Pool

- ✓ Communal

### Furniture

- ✓ Fully Furnished

### Category

- ✓ Bargain
- ✓ Holiday Homes
- ✓ Investment



































































































