

**Ref.-ID: MIBGR5013286**

**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

#### **Views**

- ✓ Pool
- ✓ Urban
- ✓ Street

#### **Security**

- ✓ Gated Complex
- ✓ Entry Phone

#### **Orientation**

- ✓ North

#### **Features**

- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ WiFi
- ✓ Double Glazing

#### **Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

#### **Condition**

- ✓ Excellent

#### **Furniture**

- ✓ Optional

#### **Category**

- ✓ Resale

#### **Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

#### **Kitchen**

- ✓ Fully Fitted



MARBELLA

# HOLIDAY RENTAL LICENCE





























