Sales - Apartment - Puerto Banús

650.000€

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Ref.-ID: MIBGR5401009 **Puerto Banús** **Apartment**

Community: 2,460 EUR / year **IBI: 459 EUR / year** **Rubbish: 92 EUR / year**

 **2**

 **1**

 **56 m2**

PUERTO BANÚS – ELEGANT 2-BEDROOM APARTMENT IN LA ALCAZABA This beautifully presented ground-floor 2-bedroom, 1-bathroom apartment offers a rare combination of comfort, style, and an unbeatable location in the heart of Puerto Banús. Ideal as a holiday home, permanent residence, or investment property, it also benefits from excellent rental potential. The apartment features a bright and spacious open-plan living and dining area, seamlessly connected to a private terrace, creating the perfect space for relaxing or entertaining throughout the year. Situated within the prestigious La Alcazaba development, residents enjoy a peaceful resort-style environment just a short walk from the beach, Puerto Banús marina, restaurants, boutiques, and all local amenities. The complex is renowned for its beautifully maintained tropical gardens and exceptional facilities, including multiple outdoor swimming pools, a heated indoor pool, fully equipped gym, café, restaurant, 24-hour reception, and security service. The property also benefits from access to communal parking within the gated community and comes with a valid tourist rental licence already in place, making it an attractive turnkey investment with immediate rental income potential. An outstanding opportunity to acquire a stylish apartment in one of Marbella's most sought-after locations, offering both lifestyle appeal and strong investment potential.

Setting
- ✔ Town
- ✔ Beachside
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Urbanisation

Orientation
- ✔ South Facing

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool
- ✔ Childrens Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Garden Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Marble Flooring

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ Entry Phone
- ✔ 24 Hour Security

Parking
- ✔ Communal Parking

Category
- ✔ Holiday Homes
- ✔ Resale
















































La Alcazaba