## Продажа - Апартамент - Puerto Banús

# 620.000€

**Ref.-ID: MIBGR5517457** **Puerto Banús** **Апартамент**

**Коммунальные: 2,220 EUR / год** **ИБИ: 1,050 EUR / год** **Мусор: 250 EUR / год** **2** **2** **91 m2**

Two-bedroom, two-bathroom apartment located in Marina Banús, in the heart of Puerto Banús, within walking distance of the beach, the marina, El Corte Inglés, restaurants, shops and other amenities. The apartment comprises two bedrooms, two bathrooms (one en suite) and a balcony extending across the full width of the property. It is equipped with centralised air conditioning and heating. The property is sold with a private underground parking space and a storage room located on the ground floor of the building. Marina Banús is a residential complex offering a communal swimming pool, gym, padel court and concierge service. The apartment is currently managed as a holiday rental property and has an existing tourist licence, transferable to the new owner together with a verifiable rental income history. It can continue operating as a holiday rental, offering the possibility of generating income from the outset. The property also has renovation potential, which could improve its rental performance and overall market value. Its central location and proximity to the beach and marina make it suitable for both residential use and holiday rentals.

**Расположение**
- ✔ Коммерческая зона
- ✔ Рядом с магазинами
- ✔ Рядом с морем
- ✔ Рядом с портом

**ОРИЕНТАЦИЯ**
- ✔ запад

**Состояние**
- ✔ Хорошее состояние

**бассейн**
- ✔ Коммунальный бассейн

**Климат-контроль**
- ✔ Кондиционер
- ✔ Центральное отопление

**ВИД**
- ✔ Уличные Просмотров

**Особенности**
- ✔ Крытая терраса
- ✔ Лифт
- ✔ Встроенные шкафы
- ✔ Рядом с транспортом
- ✔ Тренажерный зал

**Мебель**
- ✔ Полностью меблированный

**Кухня**
- ✔ Полностью оборудованная кухня

**меры безопасности**
- ✔ Огражденный комплекс
- ✔ Охрана 24 часа

**Парковка**
- ✔ подземная парковка

**Коммунальные услуги**
- ✔ Электричество
- ✔ Питьевая вода

**Категория**
- ✔ Дома для отдыха
- ✔ Инвестиции