



Ref.-ID: MIBGR5257612

Puerto Banús

Апартамент

Коммунальные: 1,584 EUR / год

ИБИ: 666 EUR / год

Мусор: 92 EUR / год



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80 m2

ATTENTION INVESTORS! APARTMENT FOR RENOVATION WITH TOURIST LICENSE IN THE HEART OF PUERTO BANUS (MARBELLA) 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.

#### Расположение

- ✓ Город
- ✓ Коммерческая зона
- ✓ На побережье
- ✓ Порт
- ✓ Рядом с портом
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Урбанизация

#### Особенности

- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Спутниковое телевидение
- ✓ Падлл теннис
- ✓ Доступ для инвалидов
- ✓ Мраморные полы

#### ОРИЕНТАЦИЯ

- ✓ Северо-восток
- ✓ Юго-восток

#### Состояние

- ✓ Хорошее

#### бассейн

- ✓ Общий

#### Климат-контроль

- ✓ Кондиционер

#### ВИД

- ✓ Горы
- ✓ Сад

#### Мебель

- ✓ Полностью меблированный

#### Кухня

- ✓ Полностью оборудованная

#### Сад

- ✓ Общественный

#### меры безопасности

- ✓ Огражденный комплекс

#### Категория

- ✓ Выгодное предложение
- ✓ Дома для отдыха
- ✓ Инвестиции