

**Продажа - Апартамент - Puerto Banús**

**449.000€**

## Пуэрто Банús

## Апартамент

Коммунальные: 2,016 EUR / год

ИБИ: 460 EUR / год

Мусор: 645 EUR / год



2



1



53 m2

Modern Apartment in Río Verde – 200 Meters from the Sea with Rental License Welcome to a bright and elegantly renovated apartment in the highly sought-after area of Río Verde, on Marbella's famous Golden Mile. Here, you will enjoy a fantastic location: just a two-minute walk to the beach and a short 10-minute stroll along the promenade to Puerto Banús. The area combines the tranquility of being close to the sea with immediate proximity to restaurants, supermarkets, and excellent transport links. The apartment is situated on the first floor of a well-maintained, gated complex. Its south-facing orientation provides a wonderful influx of natural light and views over the communal garden and pool, which is open year-round. The property features a modern, open-plan layout where the kitchen and living room merge into a pleasant social space. It offers two bedrooms and a stylish bathroom. The apartment is sold fully furnished and equipped, ready to move into. To guarantee a comfortable indoor climate all year round, it is equipped with air conditioning, a modern ventilation system with humidity control, and high-speed Wi-Fi. Convenience is top-notch, with access to secure communal parking within the premises as well as a locked bicycle storage room. Thanks to its strategic location and existing rental license, this is an optimal property for any purpose. It works excellently as a private, low-maintenance holiday home, but also represents a smart investment with documented rental potential from day one. Furthermore, the fact that the surrounding area is constantly developing with new exclusive projects contributes to a stable long-term value. A fantastic opportunity to acquire a modern, move-in ready apartment with an unbeatable location right by the Mediterranean Sea.

### Расположение

- ✓ На побережье
- ✓ Рядом с портом
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Рядом с портом
- ✓ Урбанизация

### Климат-контроль

- ✓ Кондиционер
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха

### Кухня

- ✓ Полностью оборудованная

### Категория

- ✓ Дома для отдыха
- ✓ Инвестиции
- ✓ Перепродажа
- ✓ Современного

### ОРИЕНТАЦИЯ

- ✓ Юг

### ВИД

- ✓ Сад
- ✓ Бассейн

### Сад

- ✓ Общественный

### Состояние

- ✓ Отличное
- ✓ Недавно отремонтированная
- ✓ Недавно отделанная

### Особенности

- ✓ Крытая терраса
- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ WiFi
- ✓ Ванная комната
- ✓ Двойные стеклопакеты

### меры безопасности

- ✓ Огражденный комплекс
- ✓ Электрические жалюзи
- ✓ Сигнализация

### бассейн

- ✓ Общий

### Мебель

- ✓ Полностью меблированный

### Парковка

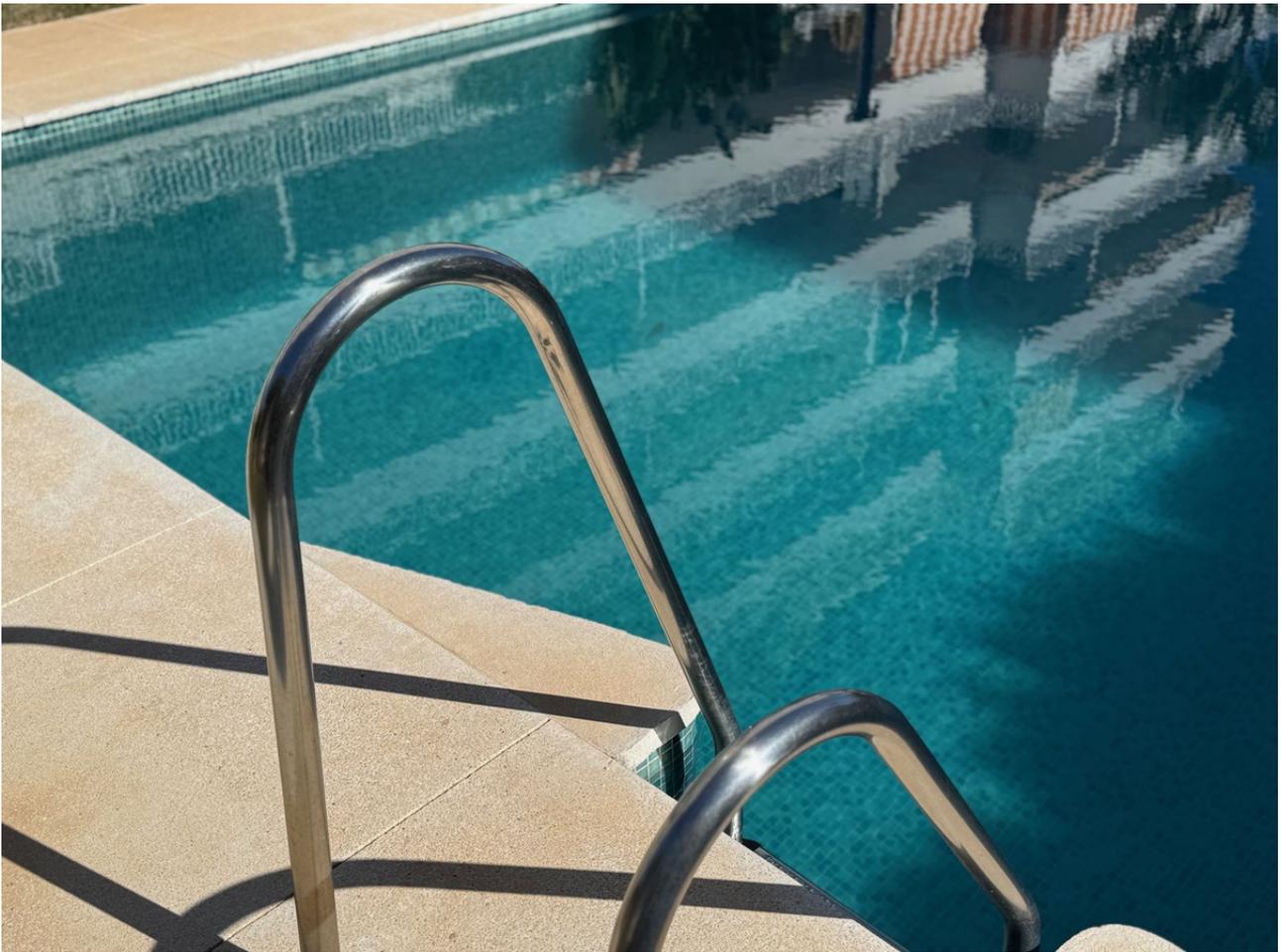
- ✓ Открытая
- ✓ Общая











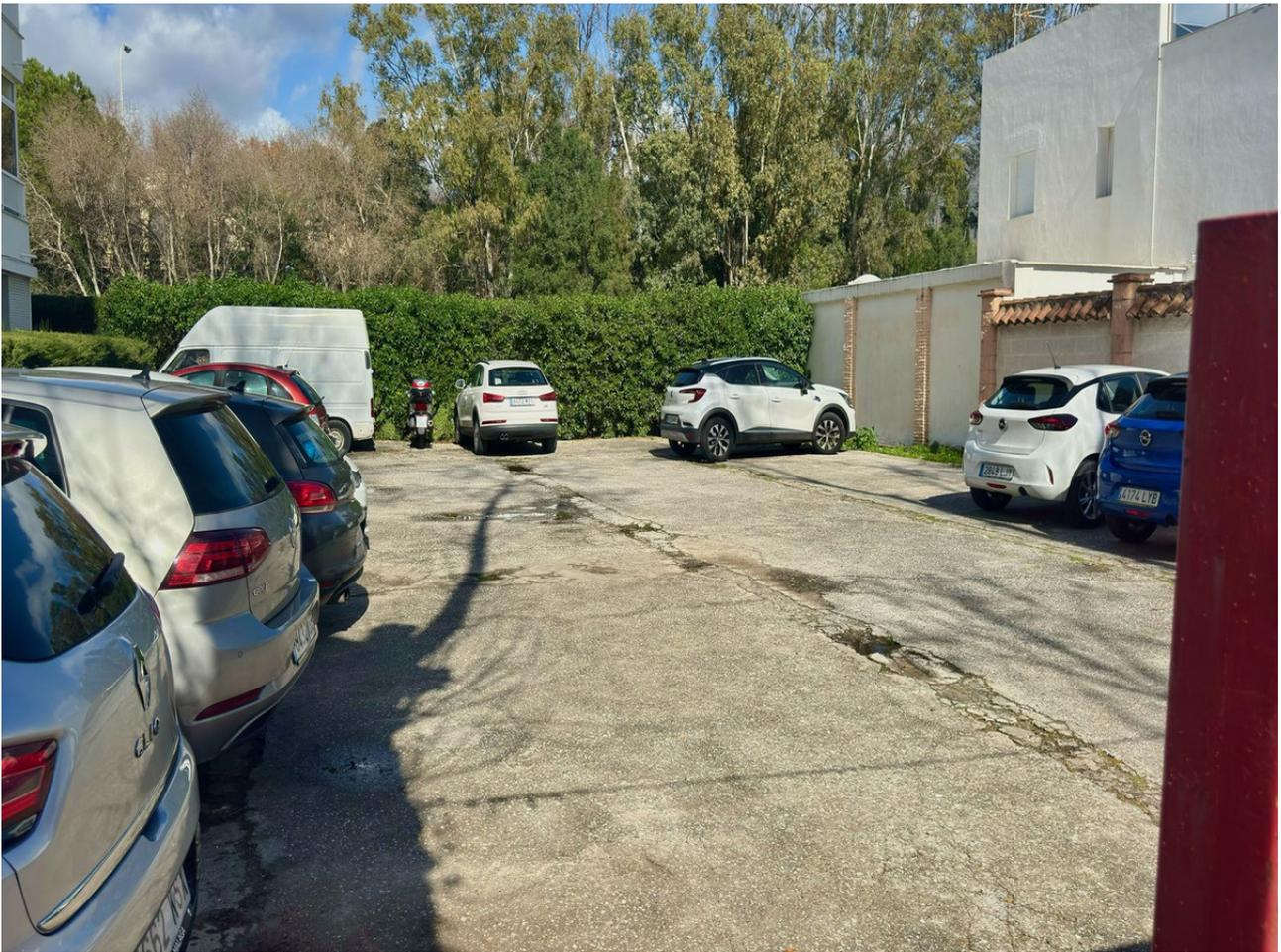


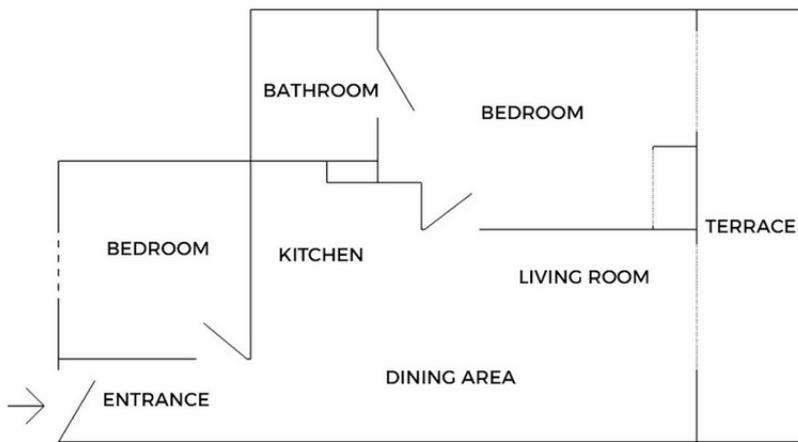
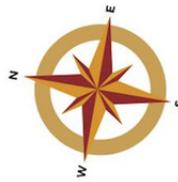












Measurements were taken on site with a GLM 50-27 CG PROFESSIONAL.  
Adjustments were done during drafting and not based on final measurements.



