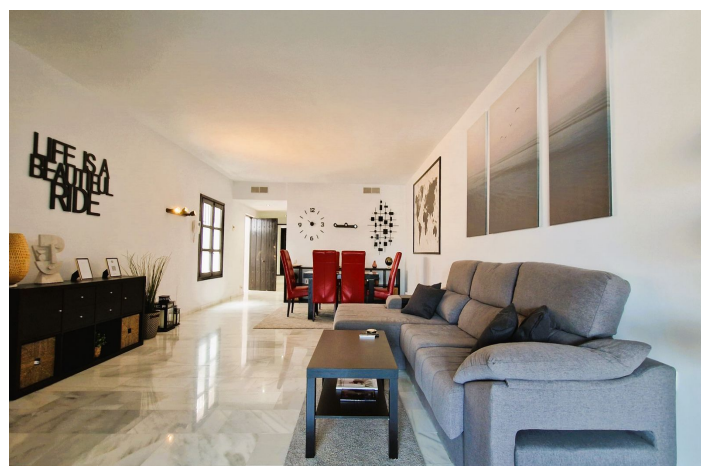
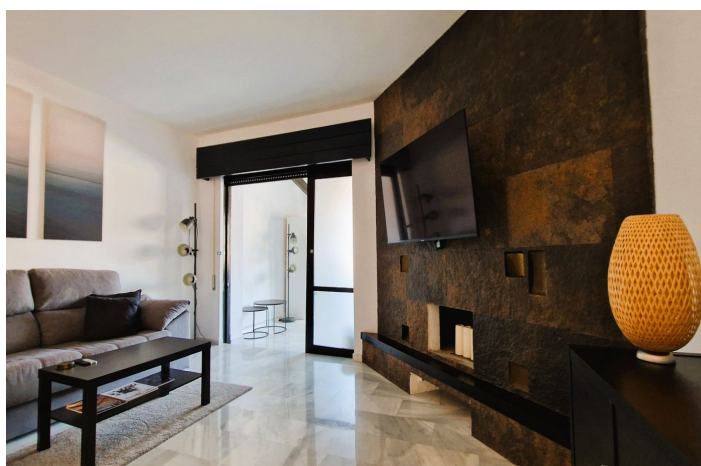




## Top Floor Apartment for sale in Puerto Banús, Marbella

635,000 €

Reference: R5108434 Bedrooms: 2 Bathrooms: 1 Build Size: 128m<sup>2</sup> Terrace: 15m<sup>2</sup>





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## Costa del Sol, Puerto Banús

Spacious Apartment for Sale in the Heart of Puerto Banús – Second Line of the Marina

Located in the quietest area of Puerto Banús, next to Banco Santander and away from the noise of the bars, this spacious apartment is a great opportunity for both personal use and investment.

Key Features:

Total surface of 140 m<sup>2</sup>, including an 18 m<sup>2</sup> fully enclosed and covered terrace.

Top floor of a low-rise building (2 floors, no elevator).

Currently features 2 very large double bedrooms (approx. 17 m<sup>2</sup> each, excluding built-in wardrobes) and 1 full bathroom.

Potential to convert the layout and add a third bedroom in the current kitchen area, with the possibility of installing a skylight. The kitchen could be relocated to the spacious living-dining area, especially if integrated with the enclosed terrace.

Access to a shared interior courtyard of approximately 60 m<sup>2</sup>, ideal as a shaded chill-out or outdoor dining area.

Licensed for holiday rentals.

Excellent proven rental income:

Between €40,000 and €50,000 annually through vacation & rentals.

Or €35,000 per year for long-term rental.

A solid investment in one of the most sought-after areas on the Costa del Sol, offering both strong returns and long-term value retention.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Double Glazing  
Fitted Wardrobes  
WiFi  
Fiber Optic

### Views

Urban

### Furniture

Fully Furnished

### Parking

Street

### Orientation

South

### Setting

Commercial Area  
Beachside  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Schools  
Town  
Port  
Marina  
Close To Marina

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water

### Climate Control

Air Conditioning

### Condition

Good

### Security

Gated Complex  
24 Hour Security

### Category

Holiday Homes  
Investment  
Resale