



# Middle Floor Apartment for sale in Puerto Banús, Marbella

354,000 €

Reference: R5257612 Bedrooms: 1 Bathrooms: 1 Build Size: 80m<sup>2</sup>





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## Costa del Sol, Puerto Banús

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.



## Features:

### Features

Lift  
Near Transport  
Satellite TV  
Marble Flooring  
Fitted Wardrobes  
Paddle Tennis  
Access for people with reduced mobility

### Views

Mountain  
Garden

### Pool

Communal

### Garden

Communal

### Orientation

South East  
North East

### Setting

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

### Furniture

Fully Furnished

### Security

Gated Complex

### Climate Control

Air Conditioning

### Condition

Good

### Kitchen

Fully Fitted

### Category

Holiday Homes  
Investment  
Bargain