



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

370,000 €

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





## Costa del Sol, Puerto Banús

### APARTMENT WITH TOURIST LICENCE IN PUERTO BANÚS (MARBELLA) NEXT TO THE MARINA

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	Orientation	Climate Control
Lift	South East	Air Conditioning
Near Transport	North East	
Satellite TV		
Marble Flooring		
Fitted Wardrobes		
Paddle Tennis		
Access for people with reduced mobility		
Views	Setting	Condition
Mountain	Commercial Area	Good
Garden	Beachside	
	Close To Port	
	Urbanisation	
	Close To Sea	
	Close To Shops	
	Town	
	Port	
Pool	Furniture	Kitchen
Communal	Fully Furnished	Fully Fitted
Garden	Security	Category
Communal	Gated Complex	Holiday Homes
		Investment
		Bargain