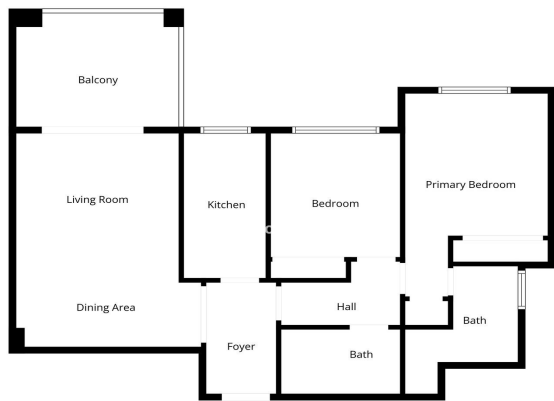




# Apartamento Planta Media en venta en Puerto Banús, Marbella

414.900 €

Referencia: R5258962 Dormitorios: 2 Baños: 2 Construido: 123m<sup>2</sup>





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## Costa del Sol, Puerto Banús

A rare opportunity located beside the popular Restaurante Samna, and within a short distance of Breath and the Puerto Banús Marina. This beautifully presented 2-bedroom, 2-bathroom apartment offers the perfect blend of lifestyle, location, and income potential – with a tourist rental licence already in place, something increasingly difficult to secure in Marbella today.

Set within a gated and secure residential community, the property enjoys an enviable position in one of the Costa del Sol's most sought-after visitor locations. Beaches, the marina, dining, nightlife, and shopping are all within easy reach, making it a consistently high-demand destination for holidaymakers year-round.

The apartment features a bright and comfortable living–dining area with direct access to a private terrace, ideal for outdoor dining while overlooking the communal gardens and swimming pool, with partial sea views further enhancing its holiday appeal. Two well-proportioned bedrooms and two bathrooms provide excellent comfort for families, couples, or groups.

Residents and guests benefit from beautifully maintained communal gardens, multiple swimming pools, and sports facilities including tennis, paddle, and basketball courts, significantly enhancing both lifestyle enjoyment and rental desirability.

The property further includes a secure underground private garage space and a separate storage room (trastero), offering valuable practicality, convenience, and peace of mind – particularly desirable in this prime location.

Whether you are seeking a turn-key holiday home, a high-performing short-term rental investment, or a combination of both, this apartment represents a standout opportunity in today's market, combining prime location, an existing tourist licence, excellent amenities, and added storage and parking in one compelling package.



## Características:

### Características

Terraza Cubierta  
Ascensor  
Cerca de Transporte  
Terraza Privada  
Trastero - Almacén  
Baño En-Suite  
Suelos de Mármol  
Doble acristalamiento  
Armarios Empotrados  
WiFi  
Paddle Tennis  
Pista de Tennis  
Cerca de una Iglesia  
Fibra óptica  
Access for people with reduced mobility

### Vistas

Vistas al Mar  
Vistas a Montaña  
Vistas Panorámicas  
Vistas al Campo  
Vistas a Jardín  
Vistas a Piscina  
Vistas a Patio

### Piscina

Piscina Comunitaria  
Children`s Pool

### Jardín

Jardín Comunitario  
Jardín Paisajístico  
Jardín de fácil mantenimiento

### Servicios Públicos

Electricidad  
Agua Potable  
Teléfono

### Orientación

Sur  
Orientación Sureste

### Posición

Cerca de Puerto  
Urbanización  
Cerca del Mar  
Cerca de Tiendas  
Cerca de Cuidad  
Cerca de Colegios  
Ciudad  
Suburbano  
Puerto  
Cerca de Marina

### Muebles

Completamente Amueblada  
Opcionales

### Seguridad

Recinto Cerrado  
Seguridad de 24 horas  
Portero Automático

### Categoría

Casas de vacaciones  
Inversion  
Ganga  
Reventa  
Contemporáneo

### Climatización

Aire Acondicionado

### Estado

Buen estado de conservación  
Excelente estado de conservación  
Renovado Recientemente  
Reformado Recientemente

### Cocina

Cocina Equipada

### Aparcamiento

Párking Subterráneo  
Garaje  
Párking Privado  
Párking Comunitario