



# Ground Floor Apartment for sale in Puerto Banús, Marbella

**620.000 €**Reference: R4934320   Bedrooms: 2   Bathrooms: 2   Build Size: 115m<sup>2</sup>   Terrace: 30m<sup>2</sup>



## Costa del Sol, Puerto Banús

Puerto Banús apartment in need of renovation Complex in a beachfront development, with 24-hour security, a concierge, 2 swimming pools (one open year-round), large communal areas with beautiful tropical gardens, mature trees, and areas for strolling and enjoying the tranquility. It is being sold with a Tourist License, so you can take advantage of your investment with a vacation rental, or to live by the sea, relaxing in the sea breeze and surrounded by restaurants, shops, and all kinds of services, in one of the most luxurious areas of Puerto Banús, Marbella's Golden Mile. Currently, it is being sold at a reduced price without walls. If you would like the apartment fully finished, beautiful, and brand new, this can be negotiated. You will pay for the renovation as part of the sale price, estimated at €70,000, to build 2 bedrooms and 2 full bathrooms. Please see the plans. It has a building license and everything is legal. This ground-floor apartment features a large, private, covered corner terrace to enjoy the Costa del Sol's year-round climate. It overlooks the gardens and is east-facing. It includes a basement parking space. Visit today and purchase this opportunity.



## Features:

**Caratteristiche**

Terrazza coperta  
Ascensore  
Terrazza privata  
Bagno privato  
Pavimenti in marmo  
Doppio vetro  
Vicino alla moschea  
Vicino alla chiesa  
Fibra ottica  
Accesso per le persone con mobilità ridotta

**Orientamento**

Est

**Climate Control**

Aria condizionata  
Freddo a/c  
Caldo a/c

**Viste**

Giardino

**Collocamento**

Area commerciale  
Vicino alla spiaggia  
Zona urbana  
Vicino al mare  
Vicino ai negozi  
Vicino alle scuole  
Sulla spiaggia  
Città  
Porta  
Porto

**Condizione**

Da ristrutturare

**Piscina**

Condominiale  
Piscina per bambini

**Mobilia**

Completemente arredato

**Cucina**

Completemente arredata

**Giardino**

Condominiale  
Paesaggistico

**Sicurezza**

Complesso residenziale privato  
Sicurezza 24 ore

**Parcheggio**

Sotterraneo

Di facile manutenzione

**Utility**

Elettricità  
Acqua potabile  
Telefono  
Gas

**Categoria**

Reduced  
Case di vacanza  
Investimento  
Affare  
Fronte mare  
Cheap  
Distressed  
Lusso