



## 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

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