



## 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:

### Caratteristiche

Ascensore

Vicino ai mezzi di trasporto

TV satellitare

Pavimenti in marmo

Armadi a muro

Tennis paddle

Accesso per le persone con mobilità

ridotta

### Viste

Montagna

Giardino

### Orientamento

Sud -est

Nord -est

### Climate Control

Aria condizionata

### Collocamento

Area commerciale

Vicino alla spiaggia

Vicino al porto

Zona urbana

Vicino al mare

Vicino ai negozi

Città

Porta

### Mobili

Completamente arredato

### Sicurezza

Complesso residenziale privato

### Condizione

Buona

### Piscina

Condominiale

### Giardino

Condominiale

### Cucina

Completamente arredata

### Categoria

Case di vacanza

Investimento

Affare