



**Property type :** Apartment

**Location :** Puerto Banús

**Bedrooms :** 1

**Bathrooms :** 1

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** Northeast

**Views :** Mountain views

**House area :** 80 m²

- ✓ close to shops
- ✓ near transport
- ✓ Handicap access
- ✓ Lift
- ✓ Airconditioning

- ✓ Paddle tennis
- ✓ Close to beach
- ✓ Fitted wardrobes
- ✓ White goods

- ✓ gated complex
- ✓ Close to sea
- ✓ Satellite dish
- ✓ Furnished



## 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,
- Real possibility of redistribution to create two bedrooms through renovation, significantly increasing its value and profitability
- High-end private residential complex with gardens and swimming pools
- Building with lift
- Very bright property
- Prime location, in the heart of Puerto Banús

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.

Translated with DeepL.com (free version)

