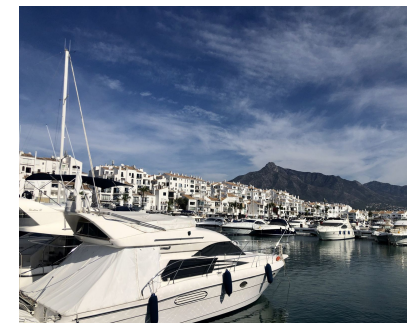
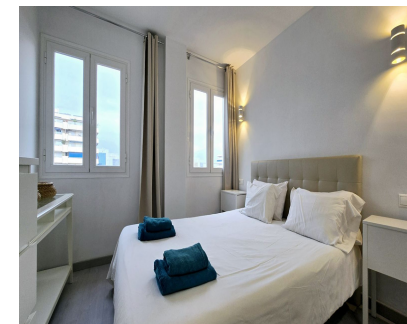


**Sales - Apartment - Puerto Banús**  
**349.000€**



**Ref.-ID: R5013286**

**Puerto Banús**

**Apartment**

**Community: 1,500 EUR / year**

**IBI: 600 EUR / year**

**Rubbish: 190 EUR / year**



**1**



**1**



**54 m2**

TOURIST LICENCE GRANTED; PERFECT INVESTMENT OPPORTUNITY!!! Located on the 4th floor of a well-maintained building with lift access, this bright and modern 1-bedroom, 1-bathroom apartment offers an excellent opportunity to enjoy the luxury lifestyle of Puerto Banús at an unbeatable price—under €400,000. Flooded with natural light thanks to its large windows, the apartment boasts lovely urban and mountain views. Renovated just 7 years ago, the property features a contemporary open-plan kitchen, a spacious double bedroom with fitted wardrobes, and a sleek bathroom with a walk-in shower. Whether you're looking for a personal getaway or a high-performing rental asset, this apartment is a smart investment. It has a proven rental record for both holiday and long-term lets. **\*\*Prime Location Without the Noise\*\*** Tucked away from the nightlife buzz of the first and second lines, yet just steps from all the action—Puerto Banús marina is 50 meters away, and the beach is a mere 100 meters from your door. Enjoy easy access to designer boutiques, world-class dining, and the most glamorous yachts on the Costa del Sol. A rare chance to secure a top-location property in Puerto Banús at a reduced price. Ideal for investors, holidaymakers, or anyone looking to soak in the Banús lifestyle.

- Setting**
- ✓ Beachfront
  - ✓ Commercial Area
  - ✓ Beachside
  - ✓ Port
  - ✓ Close To Port
  - ✓ Close To Shops
  - ✓ Close To Sea
  - ✓ Close To Town
  - ✓ Close To Schools
  - ✓ Marina
  - ✓ Close To Marina

- Furniture**
- ✓ Optional

- Orientation**
- ✓ North

- Kitchen**
- ✓ Fully Fitted

- Condition**
- ✓ Excellent

- Security**
- ✓ Gated Complex
  - ✓ Entry Phone

- Climate Control**
- ✓ Air Conditioning
  - ✓ Hot A/C
  - ✓ Cold A/C

- Utilities**
- ✓ Electricity
  - ✓ Drinkable Water
  - ✓ Telephone

- Views**
- ✓ Pool
  - ✓ Urban
  - ✓ Street

- Category**
- ✓ Resale

- Features**
- ✓ Lift
  - ✓ Fitted Wardrobes
  - ✓ WiFi
  - ✓ Double Glazing