

Sales - Apartment - Puerto Banús
635.000€

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Ref.-ID: R5108434

Puerto Banús

Apartment



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128 m2

Spacious Apartment for Sale in the Heart of Puerto Banús - Second Line of the Marina Located in the quietest area of Puerto Banús, next to Banco Santander and away from the noise of the bars, this spacious apartment is a great opportunity for both personal use and investment. Key Features: Total surface of 140 m², including an 18 m² fully enclosed and covered terrace. Top floor of a low-rise building (2 floors, no elevator). Currently features 2 very large double bedrooms (approx. 17 m² each, excluding built-in wardrobes) and 1 full bathroom. Potential to convert the layout and add a third bedroom in the current kitchen area, with the possibility of installing a skylight. The kitchen could be relocated to the spacious living-dining area, especially if integrated with the enclosed terrace. Access to a shared interior courtyard of approximately 60 m², ideal as a shaded chill-out or outdoor dining area. Licensed for holiday rentals. Excellent proven rental income: Between €40,000 and €50,000 annually through vacation rentals. Or €35,000 per year for long-term rental. A solid investment in one of the most sought-after areas on the Costa del Sol, offering both strong returns and long-term value retention.

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|---|---|--|---|--|---|
| Setting <ul style="list-style-type: none">✓ Town✓ Commercial Area✓ Beachside✓ Port✓ Close To Shops✓ Close To Sea✓ Close To Schools✓ Marina✓ Close To Marina✓ Urbanisation | Orientation <ul style="list-style-type: none">✓ South | Condition <ul style="list-style-type: none">✓ Good | Climate Control <ul style="list-style-type: none">✓ Air Conditioning | Views <ul style="list-style-type: none">✓ Urban | Features <ul style="list-style-type: none">✓ Covered Terrace✓ Fitted Wardrobes✓ Near Transport✓ Private Terrace✓ WiFi✓ Double Glazing✓ Fiber Optic |
| Furniture <ul style="list-style-type: none">✓ Fully Furnished | Kitchen <ul style="list-style-type: none">✓ Fully Fitted | Security <ul style="list-style-type: none">✓ Gated Complex✓ 24 Hour Security | Parking <ul style="list-style-type: none">✓ Street | Utilities <ul style="list-style-type: none">✓ Electricity✓ Drinkable Water | Category <ul style="list-style-type: none">✓ Holiday Homes✓ Investment✓ Resale |