

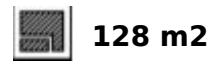
**Продажа - Апартамент - Puerto Banús**  
**635.000€**



**Ref.-ID: R5108434**

**Puerto Banús**

**Апартамент**



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 m<sup>2</sup>, including an 18 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup>, 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.

**Расположение**

- ✓ Город
- ✓ Коммерческая зона
- ✓ На побережье
- ✓ Порт
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Близко к школам
- ✓ Порт
- ✓ Рядом с портом
- ✓ Урбанизация

**Мебель**

- ✓ Полностью меблированный

**ОРИЕНТАЦИЯ**

- ✓ Юг

**Кухня**

- ✓ Полностью оборудованная

**Состояние**

- ✓ Хорошее

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Охрана 24 часа

**Климат-контроль**

- ✓ Кондиционер

**Парковка**

- ✓ Улица

**ВИД**

- ✓ Город

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ WiFi
- ✓ Двойные стеклопакеты
- ✓ Оптическое волокно

**Категория**

- ✓ Дома для отдыха
- ✓ Инвестиции
- ✓ Перепродажа