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## Apartment in Puerto Banús

Reference: R5257612

Bedrooms: 1

Bathrooms: 1

M<sup>2</sup>: 80

Price: 354,000 €

Status: Sale

Property Type: Apartment

Parking places: by request

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Overview:ATTENTION INVESTORS! APARTMENT FOR RENOVATION WITH TOURIST LICENSE IN THE HEART OF PUERTO BANUS (MARBELLA) 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.

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### Features:

None, Beachfront, None, Pool, Air conditioning, Mountain views, Private garden, Lift, Holiday Home, Investment