+34 610 31 79 42 info@estepona-invest.es

## ■■■■■■■■■■■■ ■ Puerto Banús

■■■■■■■■■■■■: R4934320

■■■■■■■■: 2 ■■■■■■■: 2 M²: 115 ■■■■■: 620 000 €

■■■■■■■: ■■■■■■■■ ■■■■: ■■■■■■■■■■■■■ ■■■■■■: ■■ ■■■■■■■■

■■■■■■■■■:Puerto Banús apartment in need of renovation Complex in a beachfront development, with 24-hour security, a concierge, 2 swimming pools (one open year-round), large communal areas with beautiful tropical gardens, mature trees, and areas for strolling and enjoying the tranquility. It is being sold with a Tourist License, so you can take advantage of your investment with a vacation rental, or to live by the sea, relaxing in the sea breeze and surrounded by restaurants, shops, and all kinds of services, in one of the most luxurious areas of Puerto Banús, Marbella's Golden Mile. Currently, it is being sold at a reduced price without walls. If you would like the apartment fully finished, beautiful, and brand new, this can be negotiated. You will pay for the renovation as part of the sale price, estimated at €70,000, to build 2 bedrooms and 2 full bathrooms. Please see the plans. It has a building license and everything is legal. This ground-floor apartment features a large, private, covered corner terrace to enjoy the Costa del Sol's year-round climate. It overlooks the gardens and is east-facing. It includes a basement parking space. Visit today and purchase this opportunity.

■■■■■■■■■■■■:

Beachfront, None, Beachfront, None, Restoration required, ■■■■■■■, ■■■■■■■■■■■■■■■■■■■, ■■■■■■■■, ■■■■■■■ ■■■■, ■■■■■, None, 24H Security, ■■■■■■■■■■■■ ■■■■■■, Holiday Home, Investment, Luxury