



# Middle Floor Apartment for sale in Puerto Banús, Marbella

**1,300,000 €**

Reference: R5335597    Bedrooms: 4    Bathrooms: 4    Build Size: 180m<sup>2</sup>





## Costa del Sol, Puerto Banús

Unique investment opportunity in Puerto Banús – Proven high profitability

Exclusive property located on the second line of Puerto Banús, one of the most sought-after areas on the Costa del Sol, ideal for investors looking for immediate returns and a fully operational business.

The property, with a total area of 180 m<sup>2</sup>, has been completely renovated and is currently divided into two independent apartments, each with 2 bedrooms and 2 bathrooms, offering a total of 4 bedrooms and 4 bathrooms.

This is a well-established tourist asset, sold as a fully functioning business, including:

Active accounts on rental platforms

Existing client base

Operational management and staff

Excellent online reputation with a current rating of 9.1

Thanks to its layout, dual north and south orientation, and prime location, it ensures high occupancy throughout the year.

Ideal to continue the tourist rental activity from day one, with no additional investment required.

Proven high profitability. Financial data available for qualified investors.

An exceptional opportunity in the heart of Puerto Banús, ready to generate income from day one.



## Features:

### Features

Lift  
Ensuite Bathroom  
WiFi

### Views

Urban  
Street

### Furniture

Fully Furnished

### Utilities

Electricity  
Drinkable Water

### Orientation

North  
South

### Setting

Commercial Area  
Beachside  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Port  
Close To Marina

### Kitchen

Fully Fitted

### Category

Holiday Homes  
Investment  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Security

Gated Complex  
Entry Phone