



## Middle Floor Apartment for sale in Puerto Banús, Marbella

**335,000 €**

Reference: R4829146    Bedrooms: 1    Bathrooms: 1    Build Size: 55m<sup>2</sup>





## Costa del Sol, Puerto Banús

This property offers an excellent opportunity for those looking for a cosy home in one of the sunniest regions of Spain. It is also perfect for those looking for a good investment, both for its location in a gated community in Puerto Banus and for its potential for high rental income.

The flat has a spacious bedroom and a full bathroom. Its functional design maximises space, creating a warm and welcoming atmosphere. It also has large windows that allow natural light to flood in, enhancing the beauty of the interior. From the living-dining room we have views to an Andalusian patio.

The development is located in the heart of the famous Puerto Banus. A few meters from the marina of Puerto Banus where you can find restaurants, fashion shops, yachts and luxury cars and a large influx of international tourists. Next to all services such as El Corte Ingles. And surrounded by numerous golf courses.

This gated complex has a concierge. Spacious gardens where you can relax and sunbathe in peace and quiet. Swimming in one of the 5 swimming pools, playing paddle tennis or simply relaxing. For added security there are surveillance cameras.

Located in a privileged area, you will enjoy the proximity to beaches, restaurants and local shops. Marbella is famous for its warm climate and rich culture, making it a perfect place to live or holiday, so don't miss the opportunity to visit this wonderful flat and make it your new home!

Optional garage for only 37.000€.

IBI flat 646,66€/year

IBI Rubbish 185€/year

Community flat 150€/month.



## Features:

### Features

Lift  
Near Transport  
Fitted Wardrobes  
Tennis Court  
Courtesy Bus

### Views

Courtyard

### Setting

Commercial Area  
Beachside  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Port  
Close To Marina  
Front Line Beach Complex

### Condition

Good

### Kitchen

Fully Fitted

### Pool

Communal

### Garden

Communal

### Furniture

Optional

### Security

Gated Complex  
24 Hour Security  
Entry Phone

### Parking

Private

### Utilities

Electricity  
Drinkable Water

### Category

Reduced  
Holiday Homes  
Investment  
Cheap  
Luxury  
Resale  
Contemporary