



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

620,000 €

Reference: R4934320 Bedrooms: 2 Bathrooms: 2 Build Size: 115m<sup>2</sup> Terrace: 30m<sup>2</sup>





## Costa del Sol, Puerto Banús

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.



## Features:

### Features

Covered Terrace  
 Lift  
 Private Terrace  
 Ensuite Bathroom  
 Marble Flooring  
 Double Glazing  
 Fiber Optic  
 Near Church  
 Access for people with reduced mobility  
 Near Mosque

### Views

Garden

### Pool

Communal  
 Children`s Pool

### Garden

Communal  
 Landscaped  
 Easy Maintenance

### Utilities

Electricity  
 Drinkable Water  
 Telephone  
 Gas

### Orientation

East

### Setting

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

### Furniture

Fully Furnished

### Security

Gated Complex  
 24 Hour Security

### Category

Reduced  
 Holiday Homes  
 Investment  
 Bargain  
 Distressed  
 Beachfront  
 Luxury  
 Cheap

### Climate Control

Air Conditioning  
 Cold A/C  
 Hot A/C

### Condition

Restoration Required

### Kitchen

Fully Fitted

### Parking

Underground