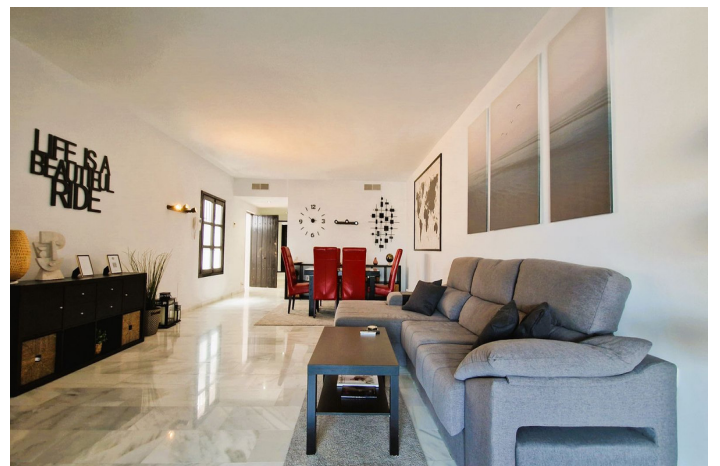
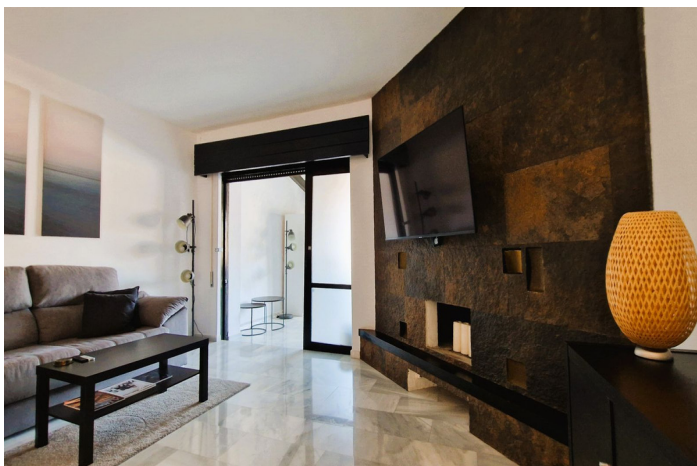




## Top Floor Apartment for sale in Puerto Banús, Marbella

635,000 €

Reference: R5108434 Bedrooms: 2 Bathrooms: 1 Build Size: 128m<sup>2</sup> Terrace: 15m<sup>2</sup>





## Costa del Sol, Puerto Banús

Spacious Apartment for Sale in the Heart of Puerto Banús – Second Line of the Marina

Located in the quietest area of Puerto Banús, next to Banco Santander and away from the noise of the bars, this spacious apartment is a great opportunity for both personal use and investment.

Key Features:

Total surface of 140 m<sup>2</sup>, including an 18 m<sup>2</sup> fully enclosed and covered terrace.

Top floor of a low-rise building (2 floors, no elevator).

Currently features 2 very large double bedrooms (approx. 17 m<sup>2</sup> each, excluding built-in wardrobes) and 1 full bathroom.

Potential to convert the layout and add a third bedroom in the current kitchen area, with the possibility of installing a skylight. The kitchen could be relocated to the spacious living-dining area, especially if integrated with the enclosed terrace.

Access to a shared interior courtyard of approximately 60 m<sup>2</sup>, ideal as a shaded chill-out or outdoor dining area.

Licensed for holiday rentals.

Excellent proven rental income:

Between €40,000 and €50,000 annually through vacation rentals.

Or €35,000 per year for long-term rental.

A solid investment in one of the most sought-after areas on the Costa del Sol, offering both strong returns and long-term value retention.



## Features:

### Features

Covered Terrace  
 Near Transport  
 Private Terrace  
 Double Glazing  
 Fitted Wardrobes  
 WiFi  
 Fiber Optic

### Views

Urban

### Furniture

Fully Furnished

### Parking

Street

### Orientation

South

### Setting

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

### Kitchen

Fully Fitted

### Utilities

Electricity  
 Drinkable Water

### Climate Control

Air Conditioning

### Condition

Good

### Security

Gated Complex  
 24 Hour Security

### Category

Holiday Homes  
 Investment  
 Resale