HI HOMES

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Top Floor Apartment for sale in Puerto Banús, Marbella

635,000 €

Reference: R5108434 **Bedrooms:** 2 **Bathrooms:** 1 **Build Size:** 128m^2 **Terrace:** 15m^2









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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 m², including an 18 m² 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 m² 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 m², 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.

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Features:

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

Orientation
South

Climate Control
Air Conditioning

Views
Urban

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

Condition
Good

Furniture
Fully Furnished

Kitchen
Fully Fitted

Security
Gated Complex
24 Hour Security

Parking
Street

Utilities
Electricity
Drinkable Water

Category
Holiday Homes
Investment
Resale