

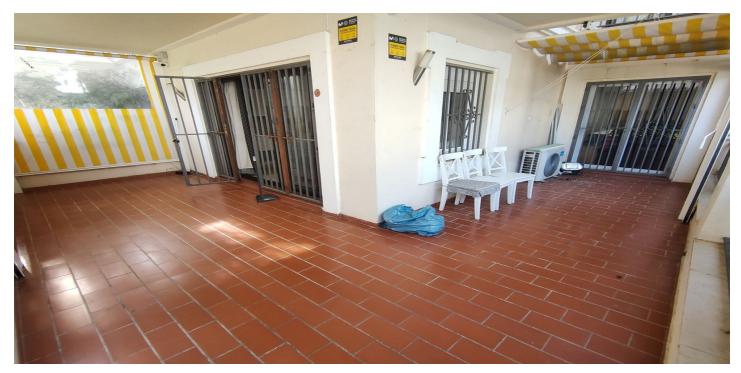


## Ground Floor Apartment for sale in Puerto Banús, Marbella

510,000 €

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 Orientation Climate Control

Covered Terrace East Air Conditioning

Lift Cold A/C
Private Terrace Hot A/C

Ensuite Bathroom
Marble Flooring
Double Glazing
Near Mosque
Near Church
Fiber Optic

Access for people with reduced

mobility

Views Setting Condition

Garden Commercial Area Restoration Required

Beachside
Urbanisation
Close To Sea
Close To Shops
Close To Schools
Beachfront
Town

Port Marina

Front Line Beach Complex

PoolFurnitureKitchenCommunalFully FurnishedFully Fitted

Children's Pool

Garden Security Parking

Communal Gated Complex Underground Landscaped 24 Hour Security

Easy Maintenance

Utilities Category
Electricity Reduced

Drinkable Water Holiday Homes
Telephone Investment
Gas Bargain

Beachfront Cheap Distressed Luxury