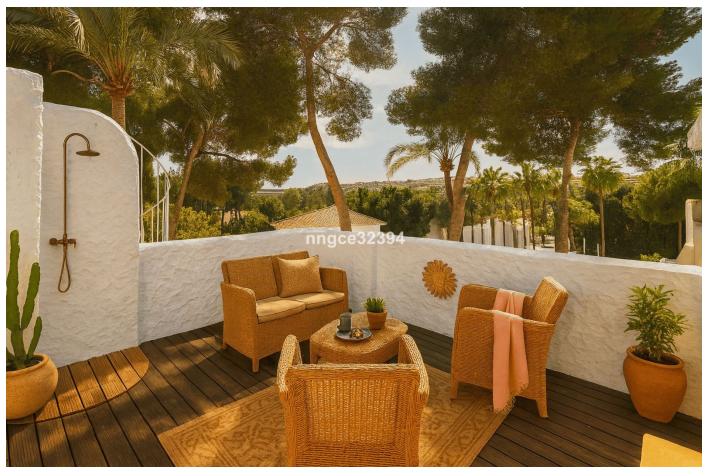




Penthouse for sale in Puerto Banús, Marbella

340,000 €

Reference: R4994794 Bedrooms: 1 Bathrooms: 1 Build Size: 80m² Terrace: 40m²





Costa del Sol, Puerto Banús

Step into one of Marbella's best-kept secrets — a beautifully renovated 1-bedroom, 1-bathroom duplex located in the ultra-exclusive, gated enclave of Atalaya de Río Verde, known as Marbella's "Mini-Beverly Hills." Offered at just €340,000, this property is priced far below the only three other homes currently for sale in the community, listed at €690,000, €825,000, and €1.2 million. Currently used as a short-term rental, the property generates around €30,000 per year in gross income. However, after accounting for management fees, frequent guest turnover cleanings, linen replacement, utility bills, internet, licensing, and booking platform commissions, the net income drops to approximately €1,166–1,333 per month. That equates to a net annual return of €14,000–16,000 — an ROI of roughly 4.1%–4.7%. In contrast, similar 1-bedroom homes in this area rent long-term for €1,600–1,800 per month, with minimal running costs. This delivers a net return of approximately €19,200–21,600 annually — an ROI of 5.6%–6.3%, with significantly less effort, risk, and cost. There is also an easy opportunity to convert the property into a 2-bedroom, 2-bathroom layout increasing the value, while also increasing long-term rental potential to around €3,000 per month. This would result in approximately €36,000 annual income and an ROI of over 10% — more than doubling the return of short-term letting, with none of the hassle. The home features a modern open-plan living space, a sleek kitchen, and a private terrace overlooking Marbella's most luxurious villas. Upstairs is the ensuite bedroom with its own terrace, and a spacious rooftop solarium with garden views, a shower, and space to add an additional bedroom and bathroom. Located just 1 km from Puerto Banús and the Golden Mile, and set in a lush, gated community with a pool, this property offers exceptional value, income potential, and location in one of Marbella's most exclusive addresses. Contact us today to arrange your private viewing.



Features:

Features

Covered Terrace
Near Transport
Private Terrace
Storage Room
Ensuite Bathroom
Double Glazing
Fitted Wardrobes
Solarium
WiFi
Utility Room
Near Mosque
Near Church

Views

Garden
Courtyard
Urban

Pool

Communal

Garden

Communal
Landscaped
Easy Maintenance

Utilities

Electricity
Drinkable Water
Telephone

Orientation

South
South East
South West

Setting

Close To Port
Urbanisation
Close To Sea
Close To Shops
Close To Town
Close To Schools
Town
Suburban
Port
Close To Marina

Furniture

Fully Furnished

Security

Gated Complex
24 Hour Security
Alarm System
Electric Blinds
Entry Phone

Category

Reduced
Holiday Homes
Investment
Bargain
Cheap
Luxury
Resale
Contemporary

Climate Control

Air Conditioning
Cold A/C
Hot A/C

Condition

Excellent
Recently Refurbished
Recently Renovated
New Construction

Kitchen

Fully Fitted
Kitchen-Lounge

Parking

Private
Communal