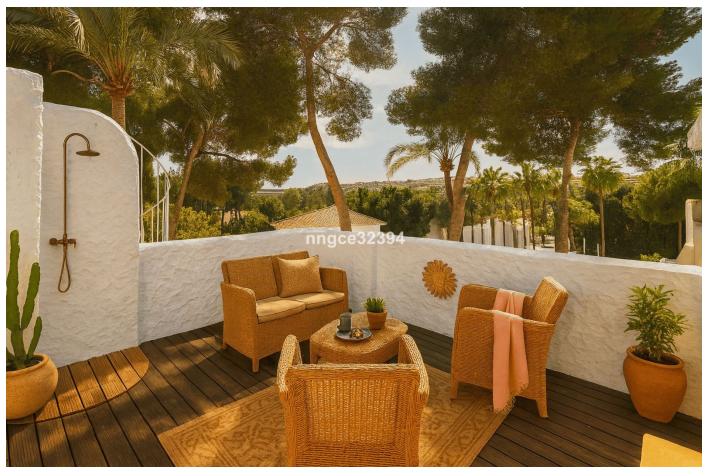




Penthouse for sale in Puerto Banús, Marbella

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:

Özellikler

Kapalı teras
Ulaşım yakınında
Özel teras
Depo
Ensuite Banyo
Çift cam
Takılmış gardıroplar
Solaryum
Wifi
Kamu hizmeti odası
Caminin yakınında
Kilise yakınında

Görüşler

Bahçe
Avlu
Kentsel

Havuz

Ortak

Bahçe

Ortak
Peyzajlı
Kolay Bakım

Kamu hizmetleri

Elektrik
İçilebilir su
Telefon

Oryantasyon

Güney
Güney Doğu
Güney Batı

Ayar

Limana yakın
Kentleşme
Denize yakın
Dükkanlara Yakın
Şehre yakın
Okullara yakın
Şehir
Banliyö
Liman
Marina'ya yakın

Mobilya

Tamamen mobilyalı

Güvenlik

Kapılı kompleks
24 saatlik güvenlik
Alarm sistemi
Elektrikli panjur
Giriş telefonu

Kategori

Azaltılmış
Tatil Evleri
Yatırım
Pazarlık
Ucuz
Lüks
Yeniden satış
Modern

İklim kontrolü

Klima
Soğuk klima
Sıcak klima

Durum

Harika
Son zamanlarda yenilenmiş
Son zamanlarda yenilenmiş
Yeni İnşaat

Mutfak

Tam takılmış
Mutfak yükü

Otopark

Özel
Ortak