



# Middle Floor Apartment for sale in Puerto Banús, Marbella

**349,000 €**

Reference: R5013286 Bedrooms: 1 Bathrooms: 1 Build Size: 54m<sup>2</sup>





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## Costa del Sol, Puerto Banús

TOURIST LICENCE GRANTED; PERFECT INVESTMENT OPPORTUNITY!!!

Located on the 4th floor of a well-maintained building with lift access, this bright and modern 1-bedroom, 1-bathroom apartment offers an excellent opportunity to enjoy the luxury lifestyle of Puerto Banús at an unbeatable price—under €350,000.

Flooded with natural light thanks to its large windows, the apartment boasts lovely urban and mountain views. Renovated just 7 years ago, the property features a contemporary open-plan kitchen, a spacious double bedroom with fitted wardrobes, and a sleek bathroom with a walk-in shower.

Whether you're looking for a personal getaway or a high-performing rental asset, this apartment is a smart investment. It has a proven rental record for both holiday and long-term lets.

**\*\*Prime Location Without the Noise\*\***

Tucked away from the nightlife buzz of the first and second lines, yet just steps from all the action—Puerto Banús marina is 50 meters away, and the beach is a mere 100 meters from your door. Enjoy easy access to designer boutiques, world-class dining, and the most glamorous yachts on the Costa del Sol.

A rare chance to secure a top-location property in Puerto Banús at a reduced price. Ideal for investors, holidaymakers, or anyone looking to soak in the Banús lifestyle.



## Features:

### Features

Lift  
Double Glazing  
Fitted Wardrobes  
WiFi

### Views

Pool  
Urban  
Street

### Furniture

Optional

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

North

### Setting

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

### Kitchen

Fully Fitted

### Category

Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Security

Gated Complex  
Entry Phone