



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

620,000 €

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:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
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		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Garden	Commercial Area	Restoration Required
	Beachside	
	Urbanisation	
	Close To Sea	
	Close To Shops	
	Close To Schools	
	Beachfront	
	Town	
	Port	
	Marina	
	Front Line Beach Complex	
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Communal	Fully Furnished	Fully Fitted
Children`s Pool		
<b>Garden</b>	<b>Security</b>	<b>Parking</b>
Communal	Gated Complex	Underground
Landscaped	24 Hour Security	
Easy Maintenance		
<b>Utilities</b>	<b>Category</b>	
Electricity	Reduced	
Drinkable Water	Holiday Homes	
Telephone	Investment	
Gas	Bargain	
	Beachfront	
	Cheap	
	Distressed	
	Luxury	