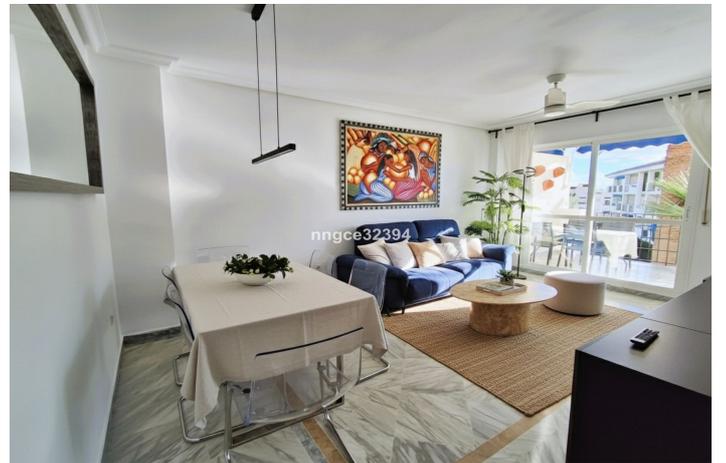




## Middle Floor Apartment for sale in Puerto Banús, Marbella West

414 900 €

Référence: R5258962    Chambres: 2    Bain: 2    Construite: 95m<sup>2</sup>    Terrasse: 15m<sup>2</sup>







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## Costa del Sol, Puerto Banús

A rare opportunity located beside the popular Restaurante Samna, and within a short distance of Breath and the Puerto Banús Marina. This beautifully presented 2-bedroom, 2-bathroom apartment offers the perfect blend of lifestyle, location, and income potential – with a tourist rental licence already in place, something increasingly difficult to secure in Marbella today.

Set within a gated and secure residential community, the property enjoys an enviable position in one of the Costa del Sol's most sought-after visitor locations. Beaches, the marina, dining, nightlife, and shopping are all within easy reach, making it a consistently high-demand destination for holidaymakers year-round.

The apartment features a bright and comfortable living-dining area with direct access to a private terrace, ideal for outdoor dining while overlooking the communal gardens and swimming pool, with partial sea views further enhancing its holiday appeal. Two well-proportioned bedrooms and two bathrooms provide excellent comfort for families, couples, or groups.

Residents and guests benefit from beautifully maintained communal gardens, multiple swimming pools, and sports facilities including tennis, paddle, and basketball courts, significantly enhancing both lifestyle enjoyment and rental desirability.

The property further includes a secure underground private garage space and a separate storage room (trastero), offering valuable practicality, convenience, and peace of mind – particularly desirable in this prime location.

Whether you are seeking a turn-key holiday home, a high-performing short-term rental investment, or a combination of both, this apartment represents a standout opportunity in today's market, combining prime location, an existing tourist licence, excellent amenities, and added storage and parking in one compelling package.



## Spécification:

### Caractéristiques

Terrasse couverte  
Ascenseur  
Près du transport  
Terrasse privée  
Salle de stockage  
Salle de bain attenante  
Sol en marbre  
Double vitrage  
Armoires ajustées  
Wifi  
Paddle tennis  
Court de tennis  
Près de l'église  
Fibre optique  
Accès aux personnes à mobilité réduite

### Orientation

Sud  
Sud-Est

### Climatisation

Climatisation

### Vues

Mer  
Montagne  
Panoramique  
Pays  
Jardin  
Piscine  
Cour

### Paramètre

Près du port  
Urbanisation  
Près de la mer  
Proche des magasins  
Près de la ville  
Près des écoles  
Ville  
De banlieue  
Port  
Près de Marina

### Condition

Bien  
Excellent  
Récemment rénové  
Récemment rénové

### Piscine

Communautaire  
Piscine pour enfants

### Meubles

Entièrement meublé  
Optional

### Cuisine

Entièrement équipé

### Jardin

Communautaire  
Aménagé  
Entretien facile

### Sécurité

Complexe fermé  
Sécurité 24 heures  
Téléphone d'entrée

### Parking

Souterrain  
Garage  
Private  
Communautaire

### Services publics

Électricité  
Eau potable  
Téléphone

### Catégorie

Maisons de vacances  
Investissement  
Marchander  
Revente  
Contemporary