

**Sales - Apartment - Puerto Banús**  
**350.000€**

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**Ref.-ID: R4791469**

**Puerto Banús**

**Apartment**

**Community: 900 EUR / year**

**IBI: 300 EUR / year**

**Rubbish: 80 EUR / year**



**1**



**1**



**63 m2**

Discover this stylish 1-bedroom, 1-bathroom apartment located next to Puerto Banús, meticulously reformed in 2022. This modern and fully furnished apartment offers a sleek open kitchen, fully fitted with high-quality appliances, making it perfect for contemporary living. The gated building ensures security and exclusivity, featuring a communal swimming pool and lush garden for residents to enjoy. Situated in an unbeatable location, all amenities including shops, restaurants, and entertainment venues are within walking distance, providing ultimate convenience and a vibrant lifestyle. This property is an excellent investment opportunity, as it comes with a TOURIST LICENSE, allowing for profitable short-term rentals. Whether you're looking to capitalize on the bustling rental market or seeking a chic, centrally located home, this apartment offers both comfort and financial potential. With its prime location, modern amenities, and investment viability, this apartment is a standout choice for anyone looking to buy property in the heart of Puerto Banús. For more information and viewings, please, do not hesitate to contact us directly.

**Setting**

- ✓ Town
- ✓ Commercial Area
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Urbanisation

**Features**

- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Fiber Optic

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water

**Orientation**

- ✓ South

**Furniture**

- ✓ Fully Furnished

**Category**

- ✓ Holiday Homes
- ✓ Investment
- ✓ Resale

**Condition**

- ✓ Good

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Communal

**Garden**

- ✓ Communal

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Fireplace

**Security**

- ✓ Gated Complex

**Views**

- ✓ Urban
- ✓ Street

**Parking**

- ✓ Street