



TOP FLOOR APARTMENT 2 BEDROOMS 1 BATHROOM IN PUERTO BANÚS

 Puerto Banús

REF# R5108434 **635.000 €**

BEDS

2

BATHS

1

BUILT

128 m²

TERRACE

15 m²

Spacious Apartment for Sale in the Heart of Puerto Banús – Second Line of the Marina

Located in the quietest area of Puerto Banús, next to Banco Santander and away from the noise of the bars, this spacious apartment is a great opportunity for both personal use and investment.

Key Features:

Total surface of 140 m², including an 18 m² fully enclosed and covered terrace.

Top floor of a low-rise building (2 floors, no elevator).

Currently features 2 very large double bedrooms (approx. 17 m² each, excluding built-in wardrobes) and 1 full bathroom.

Potential to convert the layout and add a third bedroom in the current kitchen area, with the possibility of installing a skylight. The kitchen could be relocated to the spacious living-dining area, especially if integrated with the enclosed terrace.

Access to a shared interior courtyard of approximately 60 m², ideal as a shaded chill-out or outdoor dining area.

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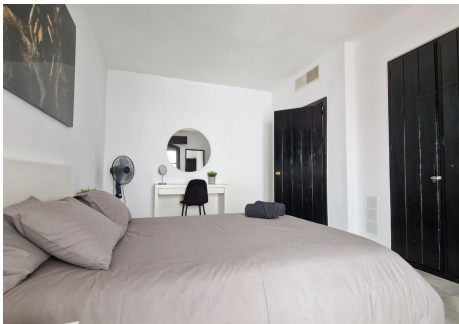
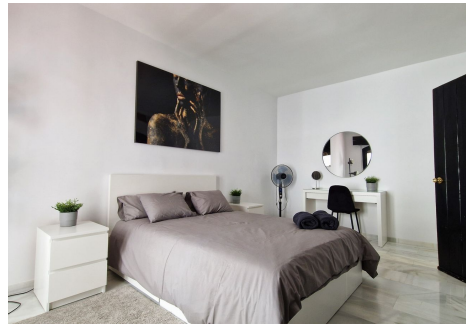
Licensed for holiday rentals.

Excellent proven rental income:

Between €40,000 and €50,000 annually through vacation rentals.

Or €35,000 per year for long-term rental.

A solid investment in one of the most sought-after areas on the Costa del Sol, offering both strong returns and long-term value retention.



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