



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:

### Features

Covered Terrace  
Lift  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Near Mosque  
Near Church  
Fiber Optic  
Access for people with reduced mobility

### Views

Garden

### Pool

Communal  
Children`s Pool

### Garden

Communal  
Landscaped  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Telephone  
Gas

### Orientation

East

### Setting

Commercial Area  
Beachside  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Schools  
Beachfront  
Town  
Port  
Marina  
Front Line Beach Complex

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security

### Category

Reduced  
Holiday Homes  
Investment  
Bargain  
Beachfront  
Cheap  
Distressed  
Luxury

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Restoration Required

### Kitchen

Fully Fitted

### Parking

Underground