

PUERTO BANÚS

750,000 €

REFERENCE R4178665

Luxury Living with Tourism License in Marina Banús, Puerto Banús

2	2	107 m²	41 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

An unparalleled opportunity awaits in the illustrious heart of Puerto Banús, one of Southern Spain's most coveted destinations. We proudly present a truly magnificent apartment within the prestigious Marina Banús residential complex, offering not just a luxurious lifestyle but also a highly sought-after **tourism license**. This exceptional feature provides immediate potential for rental income, making it an outstanding investment for those seeking a high-yield property in a prime Mediterranean location.

Nestled in the vibrant heart of Puerto Banús, renowned globally for its opulent marina, designer boutiques, gourmet dining, and exhilarating nightlife, this property places you at the epicentre of luxury. Puerto Banús, a jewel on the Costa del Sol, epitomizes the glamorous Mediterranean lifestyle, drawing an elite clientele. The Marina Banús complex itself is a beacon of exclusivity and comfort, boasting a strategic location ensuring you are moments away from iconic landmarks like El Corte Inglés. This prime positioning eliminates the need for a car, offering unparalleled pedestrian access to pristine beaches, charming cafes, exquisite restaurants, and vibrant entertainment.

Beyond its enviable address, Marina Banús delivers an exceptional living experience through its comprehensive array of premium amenities. Residents benefit from the peace of mind offered by **24-hour security**, ensuring a safe and private environment. For leisure and wellness, the complex features a state-of-the-art **paddle tennis court**, alongside a sparkling, expansive **swimming pool** that invites relaxation under the Spanish sun. A fully equipped **gymnasium** caters to your fitness needs, while dedicated **bicycle storage** encourages an active lifestyle, reinforcing its status as a top-tier residential address.

Step inside this elegantly appointed apartment, boasting a generous **106 m² of interior living space**. A welcoming entrance hall sets the tone for sophisticated design. The heart of the home is a meticulously designed, fully equipped separate kitchen, featuring modern appliances, ideal for culinary exploration. Adjacent to this, the spacious living-dining room serves as an inviting hub for relaxation and entertaining, seamlessly connecting to the magnificent outdoor haven. This property truly shines with its expansive **41 m² terrace**, offering breathtaking panoramic views of the vibrant city below and captivating partial sea vistas. Perfect for al fresco dining, sunbathing, or simply unwinding while soaking in the quintessential Mediterranean ambiance. The apartment further comprises two serene bedrooms, each a tranquil retreat, complemented by two full, contemporary bathrooms, ensuring ultimate comfort and privacy for residents and guests alike.

This superb property offers the ultimate convenience as a sophisticated holiday home, with a car entirely optional thanks to its exceptional walkability to all essential services and luxury amenities. The inclusion of a valuable **tourism license** significantly elevates its appeal, presenting a unique opportunity for immediate rental income and ensuring a high return on investment in one of Europe’s most desirable locations. Furthermore, the property benefits from the rare advantage of **two spacious parking spaces included in the price**, a coveted feature in such a premium and bustling area, providing both convenience and added value. Located within Marina Banús, this excellent area is surrounded by all amenities one could desire, from pharmacies and prestigious schools to high-end supermarkets and an array of shops, ensuring every necessity and luxury is at your fingertips. Do not miss the chance to visit this truly magnificent property, a rare gem offering an unparalleled lifestyle and investment potential.

Financial Details:

IBI (Property Tax) - Refuse Collection: €185.36 / year

IBI (Property Tax) - Apartment: €1,305.15 / year

IBI (Property Tax) - Garage: €102.54 / year

Community Fees - Apartment: €181 / month

Community Fees - Garage: €19 / month

Details

Reference	R4178665	Property Type	Apartment

Status	Sale	Price	750,000 €
Bedrooms	2	Bathrooms	2
Build size	107 m²	Plot Size	–
Terrace	41 m²	Parking places	by request

Features

Pool, Air conditioning, Heating, Lift, Private garden, 24H Security, Parking, Beachfront, Holiday Home, Investment, Resale