

PUERTO BANÚS

635,000 €

REFERENCE R5108434

An Exclusive Retreat in the Heart of Puerto Banús: Unrivaled Luxury and Investment Potential

2	1	128 m²	15 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE






LIFE IS A
BEAUTIFUL
RIDE





Description

Nestled in one of the most coveted addresses in Southern Spain, within the vibrant and prestigious locale of Puerto Banús, this exceptional apartment presents a rare confluence of luxury living, strategic location, and compelling investment opportunity. Offered by Luxury Realty, this property is not merely a residence; it is a gateway to an unparalleled lifestyle on the Costa del Sol and a shrewd financial asset.

Situated on the highly sought-after second line of the marina, this apartment offers the supreme advantage of being just steps away from the dazzling array of luxury yachts, world-class designer boutiques, and exquisite fine dining establishments that define Puerto Banús. Yet, it enjoys the unique privilege of being located in the area's most tranquil quarter, discreetly positioned next to the prominent Banco Santander building and commendably distanced from the effervescent nightlife, ensuring a peaceful and private living experience without sacrificing connectivity. This delicate balance of proximity and serenity is a hallmark of truly prime real estate in this globally renowned destination.

A Canvas for Bespoke Living: Spacious Interiors with Transformative Potential

Encompassing a generous total surface area of 140 m², this spacious apartment is thoughtfully designed to maximize comfort and functionality. A distinctive feature is the 18 m² fully enclosed and covered terrace, a versatile space that offers an additional living area throughout the year, perfect for a secluded reading nook, an intimate dining area, or a vibrant sun lounge. As a top-floor residence within an charming low-rise building of just two floors, it affords a sense of elevated privacy and exclusivity, a rare commodity amidst the bustling energy of Banús.

Currently configured with two exceptionally large double bedrooms, each extending to approximately 17 m² (excluding integrated wardrobes), the apartment provides expansive private sanctuaries. These generously proportioned rooms promise restful nights and ample personal space. A well-appointed full bathroom serves the current layout, reflecting a classic charm that awaits modern enhancement. However, the true allure of this property lies in its extraordinary potential for transformation.

Imagine the possibilities: the existing spacious layout allows for the creative conversion of the current kitchen area into a highly desirable third bedroom, potentially illuminated by the addition of a stylish skylight, inviting natural light to flood the space. The kitchen itself could be elegantly relocated and seamlessly integrated into the expansive living-dining area. This reimagining would not only enhance the apartment’s contemporary appeal but also create a fluid, open-plan living environment, especially when harmonized with the enclosed terrace to form a grander, unified entertainment space. This flexibility empowers the discerning owner to tailor the residence precisely to their bespoke tastes and lifestyle requirements, crafting a truly personalized luxury haven.

Exceptional Amenities and Investment Credentials

Beyond the private confines of the apartment, residents benefit from access to a shared interior courtyard of approximately 60 m². This verdant oasis offers a secluded, shaded retreat, ideal for unwinding with a book, hosting al fresco dining experiences, or simply enjoying the tranquil ambiance away from the public gaze. It provides a rare touch of green space and communal charm in an urban setting.

For the astute investor, this property shines brightly. Holding a coveted license for holiday rentals, it stands as a proven income generator in a market consistently experiencing high demand for luxury accommodations. The rental performance figures speak volumes: annual earnings through vacation rentals consistently range between an impressive €40,000 and €50,000. Alternatively, for those preferring a more stable income stream, long-term rental agreements yield approximately €35,000 per year. These figures underscore the property’s robust financial viability and its capacity to deliver substantial returns on investment.

Puerto Banús remains one of the most sought-after and stable real estate markets on the Costa del Sol, attracting an affluent international clientele drawn to its glamorous appeal, vibrant social scene, and Mediterranean charm. Investing in this location guarantees not only strong immediate returns but also exceptional long-term value retention and capital appreciation. Prime properties in this exclusive enclave are consistently in demand, making this apartment an unmissable opportunity for those

looking to secure a tangible asset in a world-renowned luxury destination. Whether envisioning a sophisticated personal retreat or a high-performing investment vehicle, this apartment embodies the very essence of luxury and strategic acquisition in Southern Spain.

Details

Reference	R5108434	Property Type	Penthouse
Status	Sale	Price	635,000 €
Bedrooms	2	Bathrooms	1
Build size	128 m²	Plot Size	–
Terrace	15 m²	Parking places	by request

Features

Air conditioning, 24H Security, Parking, Holiday Home, Investment, Resale