

PUERTO BANÚS

575 000 €

■■■■■■■■ R5520205

# ■■■■■■■■■■■ ■ Puerto Banús

| 2 | 2 | 149 m² | 34 m² |
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Occupying a coveted frontline beach position in one of Marbella's most desirable coastal settings, this distinctive property within the five-star Guadalpin Banús hotel presents a compelling combination of Mediterranean lifestyle, versatile accommodation and generous outdoor living. Extending to 149 m² in total, including the terraces, the property comprises a one-bedroom suite and a studio, currently connected to form a single, versatile residence. Situated on the first floor, it enjoys views over the swimming pool, together with oblique sea views from the terrace, capturing the appeal of its privileged coastal setting. The one-bedroom suite features a kitchenette and a spacious sitting room opening directly onto an expansive terrace. The principal bedroom benefits from an en-suite bathroom and a dedicated dressing area, creating a private and well-appointed retreat. The suite connects to the studio both through the sitting room and via the terrace, allowing the two spaces to be seamlessly integrated or conveniently separated. The studio comprises a principal living space, a full en-suite bathroom and its own terrace. Its connection to the adjoining suite offers exceptional flexibility, with the option to retain two distinct areas or combine them to create a more expansive living environment. The property is subject to the hotel operating regime applicable at the complex,, in accordance with the relevant terms and conditions. It is therefore suited to buyers seeking a property investment within an established five-star hotel environment in one of the Costa del Sol's most recognised destinations. Just moments from Puerto Banús, with its celebrated restaurants, designer boutiques and vibrant leisure scene, the property combines a genuine beachfront setting with the distinctive advantage of two interconnected accommodation units. A rare opportunity to acquire ■a ■versatile ■beachfront ■property within ■a ■five-star ■hotel ■in ■Guadalpin Banús, ■offering ■a distinctive ■proposition ■in the ■heart ■of ■Marbella's ■Mediterranean lifestyle. Clarify the ■hotel-use ■restrictionAdd ■a ■stronger ■investment ■angle

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