



## Middle Floor Apartment for sale in Puerto Banús, Marbella

**414,900 €**

Reference: R5258962   Bedrooms: 2   Bathrooms: 2   Build Size: 95m<sup>2</sup>   Terrace: 15m<sup>2</sup>





## Costa del Sol, Puerto Banús

A rare opportunity located beside the popular Restaurante Samna, and within a short distance of Breath and the Puerto Banús Marina. This beautifully presented 2-bedroom, 2-bathroom apartment offers the perfect blend of lifestyle, location, and income potential – with a tourist rental licence already in place, something increasingly difficult to secure in Marbella today.

Set within a gated and secure residential community, the property enjoys an enviable position in one of the Costa del Sol's most sought-after visitor locations. Beaches, the marina, dining, nightlife, and shopping are all within easy reach, making it a consistently high-demand destination for holidaymakers year-round.

The apartment features a bright and comfortable living-dining area with direct access to a private terrace, ideal for outdoor dining while overlooking the communal gardens and swimming pool, with partial sea views further enhancing its holiday appeal. Two well-proportioned bedrooms and two bathrooms provide excellent comfort for families, couples, or groups.

Residents and guests benefit from beautifully maintained communal gardens, multiple swimming pools, and sports facilities including tennis, paddle, and basketball courts, significantly enhancing both lifestyle enjoyment and rental desirability.

The property further includes a secure underground private garage space and a separate storage room (trastero), offering valuable practicality, convenience, and peace of mind – particularly desirable in this prime location.

Whether you are seeking a turn-key holiday home, a high-performing short-term rental investment, or a combination of both, this apartment represents a standout opportunity in today's market, combining prime location, an existing tourist licence, excellent amenities, and added storage and parking in one compelling package.



## Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Lift	South East	
Near Transport		
Private Terrace		
Storage Room		
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
WiFi		
Paddle Tennis		
Tennis Court		
Near Church		
Fiber Optic		
Access for people with reduced mobility		
Views	Setting	Condition
Sea	Close To Port	Good
Mountain	Urbanisation	Excellent
Panoramic	Close To Sea	Recently Refurbished
Country	Close To Shops	Recently Renovated
Garden	Close To Town	
Pool	Close To Schools	
Courtyard	Town	
	Suburban	
	Port	
	Close To Marina	
Pool	Furniture	Kitchen
Communal	Fully Furnished	Fully Fitted
Children`s Pool	Optional	
Garden	Security	Parking
Communal	Gated Complex	Underground
Landscaped	24 Hour Security	Garage
Easy Maintenance	Entry Phone	Private
		Communal
Utilities	Category	
Electricity	Holiday Homes	
Drinkable Water	Investment	
Telephone	Bargain	
	Resale	
	Contemporary	