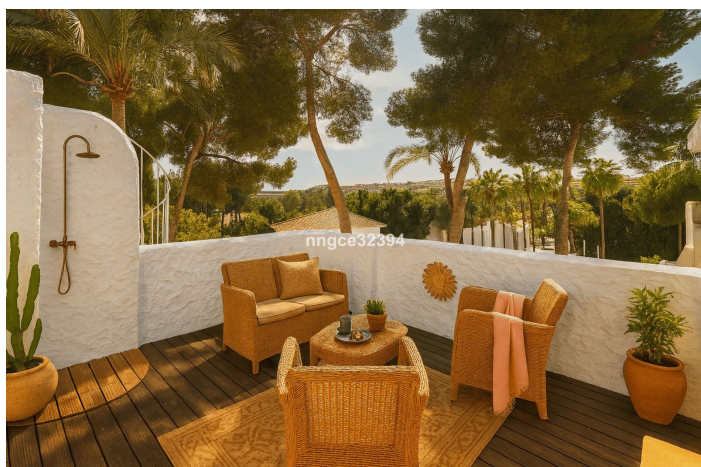




## Penthouse for sale in Puerto Banús, Marbella

340,000 €

Reference: R4994794 Bedrooms: 1 Bathrooms: 1 Build Size: 80m<sup>2</sup> Terrace: 40m<sup>2</sup>





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## Costa del Sol, Puerto Banús

Step into one of Marbella's best-kept secrets — a beautifully renovated 1-bedroom, 1-bathroom duplex located in the ultra-exclusive, gated enclave of Atalaya de Río Verde, known as Marbella's "Mini-Beverly Hills." Offered at just €340,000, this property is priced far below the only three other homes currently for sale in the community, listed at €690,000, €825,000, and €1.2 million. Currently used as a short-term rental, the property generates around €30,000 per year in gross income. However, after accounting for management fees, frequent guest turnover cleanings, linen replacement, utility bills, internet, licensing, and booking platform commissions, the net income drops to approximately €1,166–1,333 per month. That equates to a net annual return of €14,000–16,000 — an ROI of roughly 4.1%–4.7%. In contrast, similar 1-bedroom homes in this area rent long-term for €1,600–1,800 per month, with minimal running costs. This delivers a net return of approximately €19,200–21,600 annually — an ROI of 5.6%–6.3%, with significantly less effort, risk, and cost. There is also an easy opportunity to convert the property into a 2-bedroom, 2-bathroom layout increasing the value, while also increasing long-term rental potential to around €3,000 per month. This would result in approximately €36,000 annual income and an ROI of over 10% — more than doubling the return of short-term letting, with none of the hassle. The home features a modern open-plan living space, a sleek kitchen, and a private terrace overlooking Marbella's most luxurious villas. Upstairs is the ensuite bedroom with its own terrace, and a spacious rooftop solarium with garden views, a shower, and space to add an additional bedroom and bathroom. Located just 1 km from Puerto Banús and the Golden Mile, and set in a lush, gated community with a pool, this property offers exceptional value, income potential, and location in one of Marbella's most exclusive addresses. Contact us today to arrange your private viewing.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Solarium  
WiFi  
Utility Room  
Near Mosque  
Near Church

### Views

Garden  
Courtyard  
Urban

### Pool

Communal

### Garden

Communal  
Landscaped  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

South  
South East  
South West

### Setting

Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Suburban  
Port  
Close To Marina

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Electric Blinds  
Entry Phone

### Category

Reduced  
Holiday Homes  
Investment  
Bargain  
Cheap  
Luxury  
Resale  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent  
Recently Refurbished  
Recently Renovated  
New Construction

### Kitchen

Fully Fitted  
Kitchen-Lounge

### Parking

Private  
Communal