



# 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>





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## 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

Covered Terrace  
Lift  
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

Sea  
Mountain  
Panoramic  
Country  
Garden  
Pool  
Courtyard

### Pool

Communal  
Children`s Pool

### Garden

Communal  
Landscaped  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

South  
South East

### 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  
Optional

### Security

Gated Complex  
24 Hour Security  
Entry Phone

### Category

Holiday Homes  
Investment  
Bargain  
Resale  
Contemporary

### Climate Control

Air Conditioning

### Condition

Good  
Excellent  
Recently Refurbished  
Recently Renovated

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Communal