



DACHGESCHOSSWOHNUNG MIT 2 SCHLAFZIMMER

📍 Puerto Banús

REF# R5108434 – 635.000€



2

Schlafzimmer



1

Bäder



128 m²

Built



15 m²

Terrace

Spacious Apartment for Sale in the Heart of Puerto Banús – Second Line of the Marina Located in the quietest area of Puerto Banús, next to Banco Santander and away from the noise of the bars, this spacious apartment is a great opportunity for both personal use and investment. Key Features: Total surface of 140 m², including an 18 m² fully enclosed and covered terrace. Top floor of a low-rise building (2 floors, no elevator). Currently features 2 very large double bedrooms (approx. 17 m² each, excluding built-in wardrobes) and 1 full bathroom. Potential to convert the layout and add a third bedroom in the current kitchen area, with the possibility of installing a skylight. The kitchen could be relocated to the spacious living-dining area, especially if integrated with the enclosed terrace. Access to a shared interior courtyard of approximately 60 m², ideal as a shaded chill-out or outdoor dining area. Licensed for holiday rentals. Excellent proven rental income: Between €40,000 and €50,000 annually through vacation rentals. Or

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€35,000 per year for long-term rental. A solid investment in one of the most sought-after areas on the Costa del Sol, offering both strong returns and long-term value retention.



