



# Middle Floor Apartment in Puerto Banús

Price € 995,000

Bedrooms	4
Bathrooms	4
Build Size	180 m <sup>2</sup>
Plot Size	180 m <sup>2</sup>

## SETTING

- ✓ Commercial Area
- ✓ Close To Port
- ✓ Close To Town
- ✓ Beachside
- ✓ Close To Shops
- ✓ Close To Schools
- ✓ Port
- ✓ Close To Sea
- ✓ Close To Marina

## ORIENTATION

- ✓ North
- ✓ South

## CONDITION

- ✓ Excellent

## CLIMATE CONTROL

- ✓ Pre Installed A/C
- ✓ Hot A/C
- ✓ Cold A/C

## VIEWS

- ✓ Urban
- ✓ Street

## FEATURES

- ✓ Lift
- ✓ WiFi
- ✓ Ensuite Bathroom

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted

## SECURITY

- ✓ Gated Complex
- ✓ Entry Phone

## UTILITIES

- ✓ Electricity
- ✓ Drinkable Water

## CATEGORY

- ✓ Holiday Homes
- ✓ Investment
- ✓ Contemporary

Unique investment opportunity in Puerto Banús – Proven high profitability

Exclusive property located on the second line of Puerto Banús, one of the most sought-after areas on the Costa del

Sol, ideal for investors looking for immediate returns and a fully operational business.

The property, with a total area of 180 m<sup>2</sup>, has been completely renovated and is currently divided into two independent apartments, each with 2 bedrooms and 2 bathrooms, offering a total of 4 bedrooms and 4 bathrooms.

This is a well-established tourist asset, sold as a fully functioning business, including:

Active accounts on rental platforms

Existing client base

Operational management and staff

Excellent online reputation with a current rating of 9.1

Thanks to its layout, dual north and south orientation, and prime location, it ensures high occupancy throughout the year.

Ideal to continue the tourist rental activity from day one, with no additional investment required.

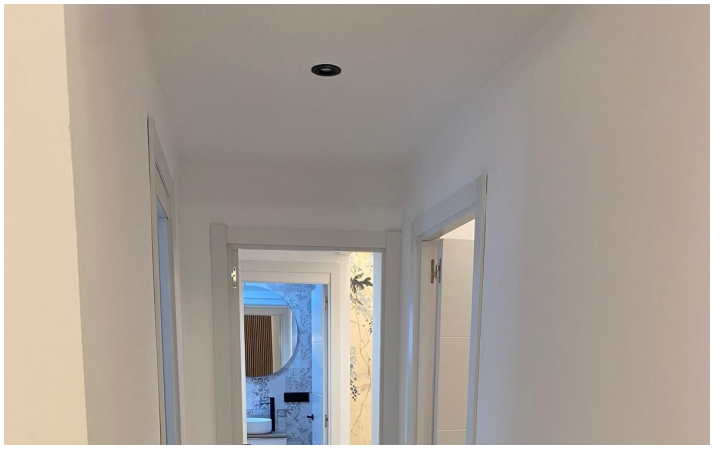
Proven high profitability. Financial data available for qualified investors.

An exceptional opportunity in the heart of Puerto Banús, ready to generate income from day one.

[View Property Online](#)

# GALLERY







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