



Ground Floor Apartment in Puerto Banús

Bedrooms **2** Bathrooms **2** Built **170m2** Terrace **45m2**

R5477956

**Ground Floor
Apartment**

Puerto Banús

1.100.000€

Completely Renovated Apartment in Marbella – Puerto Banús, with Active Tourist License Apartment located on an elevated ground floor, with direct access to the communal areas of the complex, within a gated community in the Puerto Banús area of Marbella. The property has been completely renovated and furnished with high-quality finishes, furniture, and equipment. It is sold fully furnished and equipped, exactly as presented. The apartment has a southeast-facing orientation and currently comprises 2 bedrooms, 2 bathrooms, a living room with kitchen, a generous terrace of approximately 45 m², and approximately 170 m² of total area. There is also the possibility of converting the existing kitchen into a third bedroom and integrating a new kitchen into the living area, creating a 3-bedroom, 2-bathroom apartment with an open-plan living room and kitchen. The complex is a private and secure gated community, featuring a swimming pool, mature gardens, and a ?fitness ?room. One ?of ?the ?property's key advantages ?is ?its active tourist license, making ?it an ?excellent option ?both ?for personal use and ?as ?an ?investment ?opportunity ?for ?short-term ?rentals.

Gym
Wood Flooring

Gym

Private Terrace