



Middle Floor Apartment for sale in Puerto Banús,  
Marbella

395,000 €

Reference: R4926493 Bedrooms: 2 Bathrooms: 1 Build Size: 95m<sup>2</sup> Terrace: 17m<sup>2</sup>







## Costa del Sol, Puerto Banús

Investment opportunity - 2-Bedroom Apartment in Prime Nueva Andalucía Location

Discover this centrally located two-bedroom apartment, situated adjacent to the renowned Hard Rock Hotel and Casino in Nueva Andalucía. This well-maintained residence offers a spacious double-aspect lounge, a kitchen with a separate utility room, and a recently renovated bathroom. The south-facing terrace ensures abundant sunshine throughout the day, perfect for relaxation.

### Key Features:

- Bedrooms: 2
- Bathrooms: 1
- Living Area: 92 m<sup>2</sup>
- Terrace: 20 m<sup>2</sup>, south-facing
- Orientation: South
- Community Amenities: Pleasant communal garden, swimming pool, and modernized lifts

While the property retains its original charm, some areas may benefit from modernization. Its unbeatable location offers unparalleled access to all amenities, including the vibrant beaches of Puerto Banús and the newly established Hard Rock Casino.

Due to its highly desirable and strategically positioned location, this property presents an excellent opportunity for a successful short-term rental investment.

Don't miss this opportunity to own a delightful apartment in one of Marbella's most sought-after areas. Contact us today to schedule a viewing!



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Satellite TV  
Marble Flooring  
Fitted Wardrobes

### Views

Garden  
Urban

### Pool

Communal

### Garden

Communal

### Utilities

Electricity

### Orientation

South  
South East  
South West

### Setting

Commercial Area  
Beachside  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Suburban  
Close To Marina

### Furniture

Fully Furnished  
Not Furnished  
Part Furnished  
Optional

### Security

Gated Complex  
Entry Phone

### Category

Reduced  
Holiday Homes  
Investment  
Bargain  
Cheap  
Distressed  
Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Good  
Fair  
Renovation Required  
Restoration Required

### Kitchen

Fully Fitted

### Parking

Open  
Street