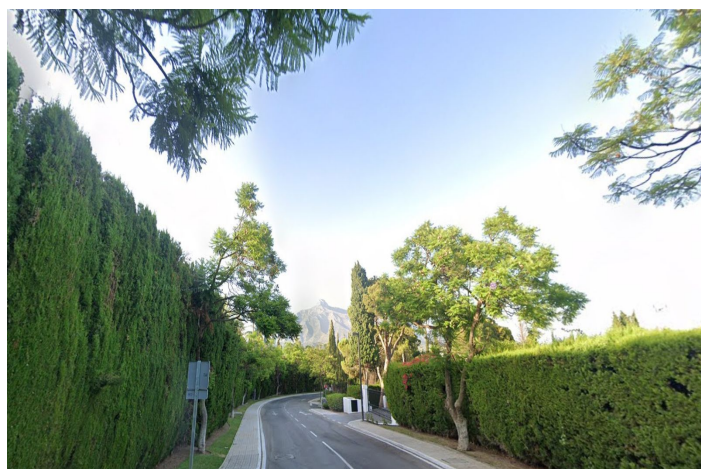




## Middle Floor Apartment for sale in Puerto Banús, Marbella

319,900 €

Reference: R4929040   Bedrooms: 1   Bathrooms: 1   Build Size: 70m<sup>2</sup>   Terrace: 20m<sup>2</sup>





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## Costa del Sol, Puerto Banús

Also look at R4994794 similar but New Reformed & new furniture, + solarium to ad bedroom and bathroom tourist license, communal approved- turn-key rental income. Nestled in the master community of Atalaya de Rio Verde, surrounded by lavish mansions is where you will find this little gem of potential, where neighboring units are selling up to 1.2 million. Just 1 kilometer from the iconic Puerto Banús, this two-level duplex apartment offers an incredible opportunity to create your dream home or make a high-return investment in a charming Andalusian-style community. With bright, spacious interiors, two terraces, and serene garden views, this property promises the perfect combination of peace and convenience. The potential here is limitless. The apartment is currently a one-bedroom layout, but with the possibility to expand by adding a 50-60m<sup>2</sup> basement, you can increase the living space to 130m<sup>2</sup> and easily transform it into two or even three bedrooms. Whether you're looking to design a bespoke living space or capitalize on the growing rental market, this is a rare and exciting find. The community itself is a tranquil oasis, featuring beautifully landscaped gardens and communal pools, all just moments away from Puerto Banús and its world-class amenities (located near La Dame de Noche) Whether for personal use or as an investment project, this property offers exceptional potential at an attractive price point.



## Features:

### Features

Covered Terrace  
 Near Transport  
 Private Terrace  
 Satellite TV  
 Storage Room  
 Ensuite Bathroom  
 Marble Flooring  
 Double Glazing  
 Fitted Wardrobes  
 WiFi  
 Utility Room  
 Near Mosque  
 Near Church  
 Basement  
 Fiber Optic

### Views

Mountain  
 Panoramic  
 Country  
 Garden  
 Courtyard  
 Urban  
 Street

### Pool

Communal

### Garden

Communal  
 Landscaped  
 Easy Maintenance

### Utilities

Electricity  
 Drinkable Water  
 Telephone

### Orientation

North  
 South  
 South East

### Setting

Close To Port  
 Urbanisation  
 Close To Sea  
 Close To Shops  
 Close To Town  
 Close To Schools  
 Town  
 Suburban  
 Close To Forest  
 Close To Marina

### Furniture

Fully Furnished  
 Optional

### Security

Gated Complex  
 Electric Blinds  
 Entry Phone

### Category

Reduced  
 Holiday Homes  
 Investment  
 Bargain  
 Cheap  
 Off Plan  
 Resale  
 Contemporary

### Climate Control

Air Conditioning  
 Cold A/C  
 Hot A/C

### Condition

Good  
 Excellent  
 Recently Refurbished

### Kitchen

Fully Fitted

### Parking

Communal