

## Apartment for sale in Puerto Banús, Costa del Sol

2 Bedrooms | 1 Bathrooms | 53 m<sup>2</sup> Interior | 11 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 460 IBI | € 645 Rubish tax | € 2,016 Community fees



### Property Description

Modern Apartment in Rio Verde Beachside - Just 200m from the Sea, with rental license!

Discover this beautifully renovated apartment located in the sought-after area of Rio Verde, on Marbella's prestigious Golden Mile. Only a short 2-minute stroll from the beach and just 10 minutes' walk from Puerto Banús.

Situated on the first floor of a secure gated community, this bright south-facing home enjoys views over the lush communal garden and year-round swimming pool.

The apartment features an open-plan layout connecting the modern kitchen with the dining and living area, creating an inviting space ideal for both relaxing and entertaining. It offers two bedrooms and one elegant bathroom, with the master bedroom including an en-suite design. The

apartment is sold fully furnished and fitted ( furniture, crockery, TV, household utensils, bedding, towels all included).

The apartment is equipped with wifi and air-conditioning and a humidity-controlled ventilation system, the home ensures maximum comfort throughout the year. Parking is available within the gated community, and residents also benefit from a bicycle storage area.

With its unbeatable location near the beach, restaurants, supermarkets, and public transport, this property is perfectly suited as a holiday home, full-time residence, or a high-yield investment with a valid tourist license. The surrounding area is developing with new luxury projects, further adding to the property's long-term value.

A rare opportunity to own a stylish beachside apartment steps from the Mediterranean - ready to enjoy or rent out from day one!