

## Sales - Apartment - Puerto Banús

**1.300.000€**

**Puerto Banús**

**Apartment**

**IBI: 1,637 EUR / year**

**Rubbish: 185 EUR / year**



**3**



**4**



**174 m2**

Great investment with interest return, through letting property to the hotel company that manages the complex for its operation. Fabulous Luxury Apartment/Suites for hotel operations on the beachfront, next to Puerto Banús. Located on the first line of the complex, with a corner position, it has frontal views of the sea on its South side and the pool on its East side, so it also has sun throughout the entire day. It counts on 3 bedrooms (one of them with open and direct views of the sea), with their corresponding 3 en-suite bathrooms. Dining room also looking directly at the sea. Fully furnished and equipped American kitchen. Safetybox in each bedroom. A/C hot/cold and underfloor heating system. Satellite TV. Pre-installation of high fidelity sound system. Telephone and WI-FI internet installation. Internal connection to the hotel's telephone switchboard. Fully furnished and decorated in classic luxury colonial style. Located in a Deluxe Resort with a residential hotel style, swimming pool and all the most exclusive services of a 5-star hotel: Restaurants, Cafe Bar, Spa, Sea Club, etc., in a gated area with 24-hour security service. The property can also be divided into 3 independent suites, from which the main one with the frontal sea view counts on the living room, kitchen and large corner terrace; and the two secondary suites enjoy a bedroom, bathroom and private terrace, overlooking the complex's pool and the sea. A luxury to enjoy temporarily as a second residence, while achieving fabulous profitability through its hotel operation. Should you need any further information about profitability, please, do not hesitate contacting us.

**Setting**

- ✓ Beachfront
- ✓ Beachside
- ✓ Port
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Marina
- ✓ Close To Marina
- ✓ Urbanisation
- ✓ Front Line Beach Complex

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Central Heating
- ✓ U/F Heating

**Kitchen**

- ✓ Fully Fitted

**Category**

- ✓ Beachfront
- ✓ Investment
- ✓ Luxury
- ✓ Resale
- ✓ Contemporary

**Orientation**

- ✓ South

**Views**

- ✓ Sea
- ✓ Beach
- ✓ Port
- ✓ Panoramic
- ✓ Pool

**Security**

- ✓ Gated Complex
- ✓ 24 Hour Security
- ✓ Safe

**Condition**

- ✓ Excellent

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ WiFi
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Marble Flooring
- ✓ Bar
- ✓ Barbeque
- ✓ Double Glazing
- ✓ 24 Hour Reception
- ✓ Restaurant On Site
- ✓ Car Hire Facility
- ✓ Courtesy Bus
- ✓ Near Mosque
- ✓ Near Church

**Parking**

- ✓ Underground
- ✓ Garage
- ✓ Covered
- ✓ Private

**Pool**

- ✓ Communal

**Furniture**

- ✓ Fully Furnished

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone













































HOTEL GUADALPIN BANUS  
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