



MIDDLE FLOOR APARTMENT 2 BEDROOMS 2  
BATHROOMS IN PUERTO BANÚS

Puerto Banús

REF# R5261119 – 4.200.000€

2	2 Beds	2 Baths	132 m² Built
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INVESTMENT STRATEGY: | Diversified Assets: Puerto Banús & Nagüeles We present a unique opportunity to acquire property in the most exclusive area of Europe. An investment package that combines the immediate profitability of the Ribera Pier with the urban development potential of the Golden Mile.

THE HEART OF PUERTO BANÚS Nyrmar-Banús Building | Muelle de Ribera Three strategic residential assets at the epicentre of global luxury. Properties in high demand for holiday rentals and constant revaluation. Residential Portfolio: Asset Floor Surface area Key features Finca 10821 4th (Tertiary) 138.49 m² East/South facing. Double-glazed windows. Refurbishable. Finca 10822 4th (Main) 132.27 m² 2 Bedrooms/2 Bathrooms. Updated electrical system.

contemporary luxury villa. The market value of a new villa in this area can triple the investment cost of the land and construction. \_\_\_\_\_ TECHNICAL-FINANCIAL ANALYSIS (VSA). 'Buy & Hold' + 'Value Add' strategy The three units in Puerto Banús offer room for