PUERTO BANÚS

sypialnie	■azienki	zbudowany m²
2	2	132

POD■OGA W PUERTO BANÚS

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. Prime views. Finca 10789 1st and 2nd (Duplex) 165.42 m² Potential for expansion. Designer spiral staircase. • Technical condition: Solid structures, updated electrical systems and well maintained. • Added value: Lift in the building and unbeatable location on the commercial/residential front line. _____ NAGÜELES - EXCLUSIVITY AND DEVELOPMENT Strategic plot on the Golden Mile A 'land' asset in one of the most sought-after areas for international buyers looking for privacy and nature without sacrificing proximity to the centre. • Plot Area: 1,811 m • Condition: Includes old house (132.71 m²) and porch. • Potential: Demolition and construction of a 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 improvement through a premium interior design project. Being in a well-established building such as Nyrmar-Banús, the risk of vacancy is practically zero.. Urban Development in Nagüeles With 1,811 m² of urban land, the investor has the capacity to develop a trophy asset. The low density of the area (E1) guarantees the exclusivity of the final project.. Summary of Assets: • Total Residential Area Banús: 436.18 m² • Total Land Area Nagüeles: 1,811 m² • Legal certainty: All properties have their corresponding updated registry and cadastral identifiers for a streamlined due diligence process. _____ This package represents a diversified entry into the Marbella market, covering both the luxury apartment market (cash flow) and the residential villa market (capital gains). Do not miss this opportunity. Call us and we will arrange an appointment.

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