PUERTO BANUS



ENTRANCE
WORLDWIDE
COMMERCIAL
BROKERS

Exclusive Residential,
Commercial & Hospitality
Assets in Marbella, Spain



EXCLUSIVE RESIDENTIAL & COMMERCIAL

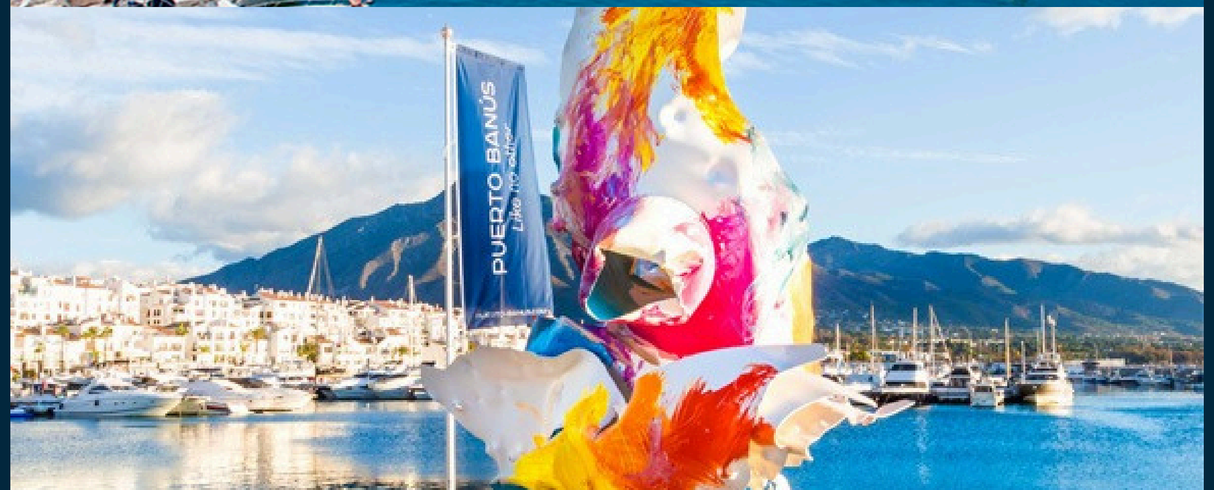
Discover a unique investment opportunity in the heart of Puerto Banús, Marbella — one of Europe's most prestigious luxury destinations. This portfolio features premium residential, commercial and hospitality buildings strategically located steps away from the marina, luxury boutiques, fine dining, beaches and exclusive nightlife. These assets combine exceptional location, strong tourism demand, high rental yields and long-term capital appreciation potential.

WHY INVEST

IN PUERTO BANÚS ?

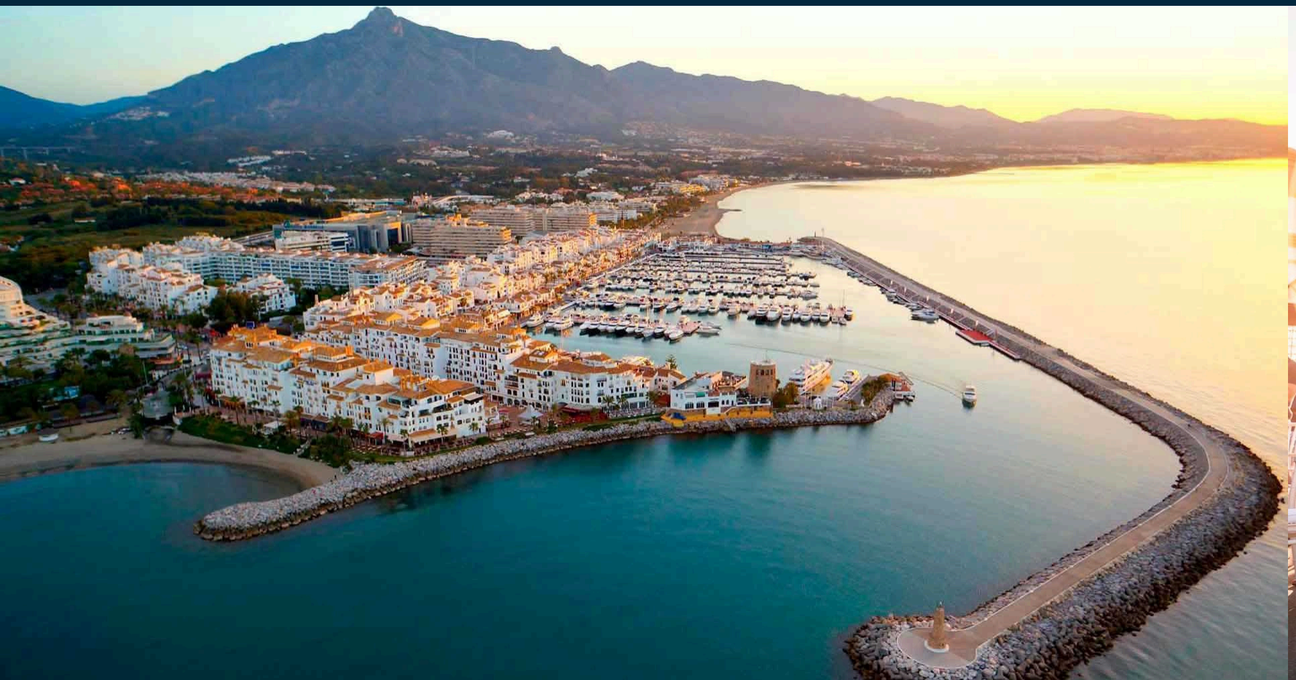






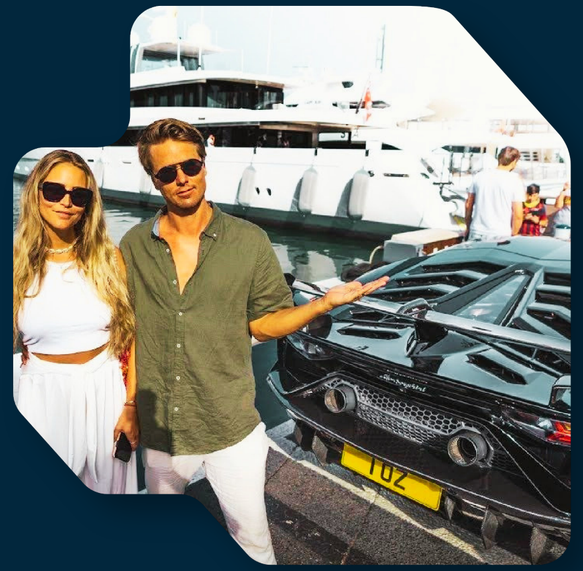
PRIME
WATERFRONT
LOCATION

INTERNATIONAL
LUXURY TOURISM
DEMAND









HIGH RENTAL PROFITABILITY

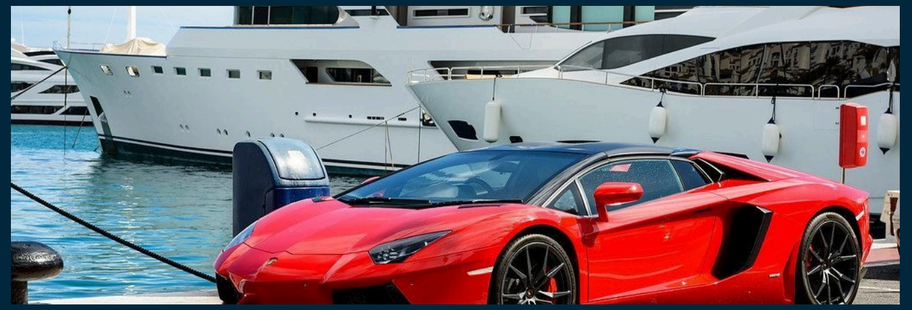
LUXURY RESIDENTIAL & COMMERCIAL POTENTIAL

STRONG CAPITAL APPRECIATION

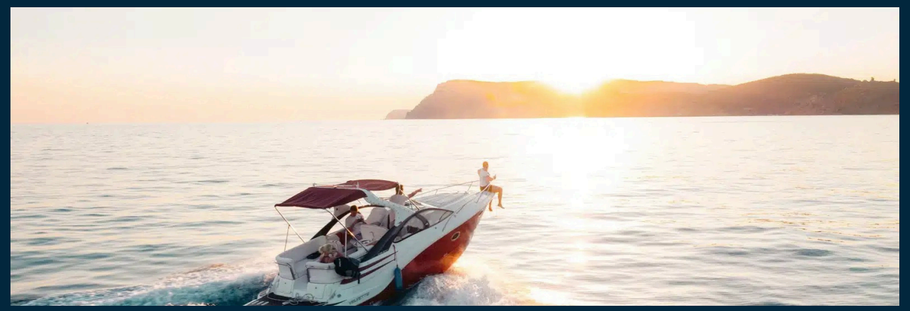


ACCESS TO BEACHES
MARINA & LUXURY RETAIL









IDEAL FOR BOUTIQUE HOTELS
APARTMENTS & MIXED-USE PROJECTS





BUILDINGS



ENTRANCE
WORLDWIDE
COMMERCIAL
BROKERS

The Footprint

Prime first-line marina positioning combined with central urban resort footprints.



ASSET SCOPE

16 Residential/Mixed-Use Buildings + 1 Mega-Parking Complex.

TOTAL FOOTPRINT

99,106 m² Total Area

ESTIMATED ASSET VALUE

€1,093,221,800

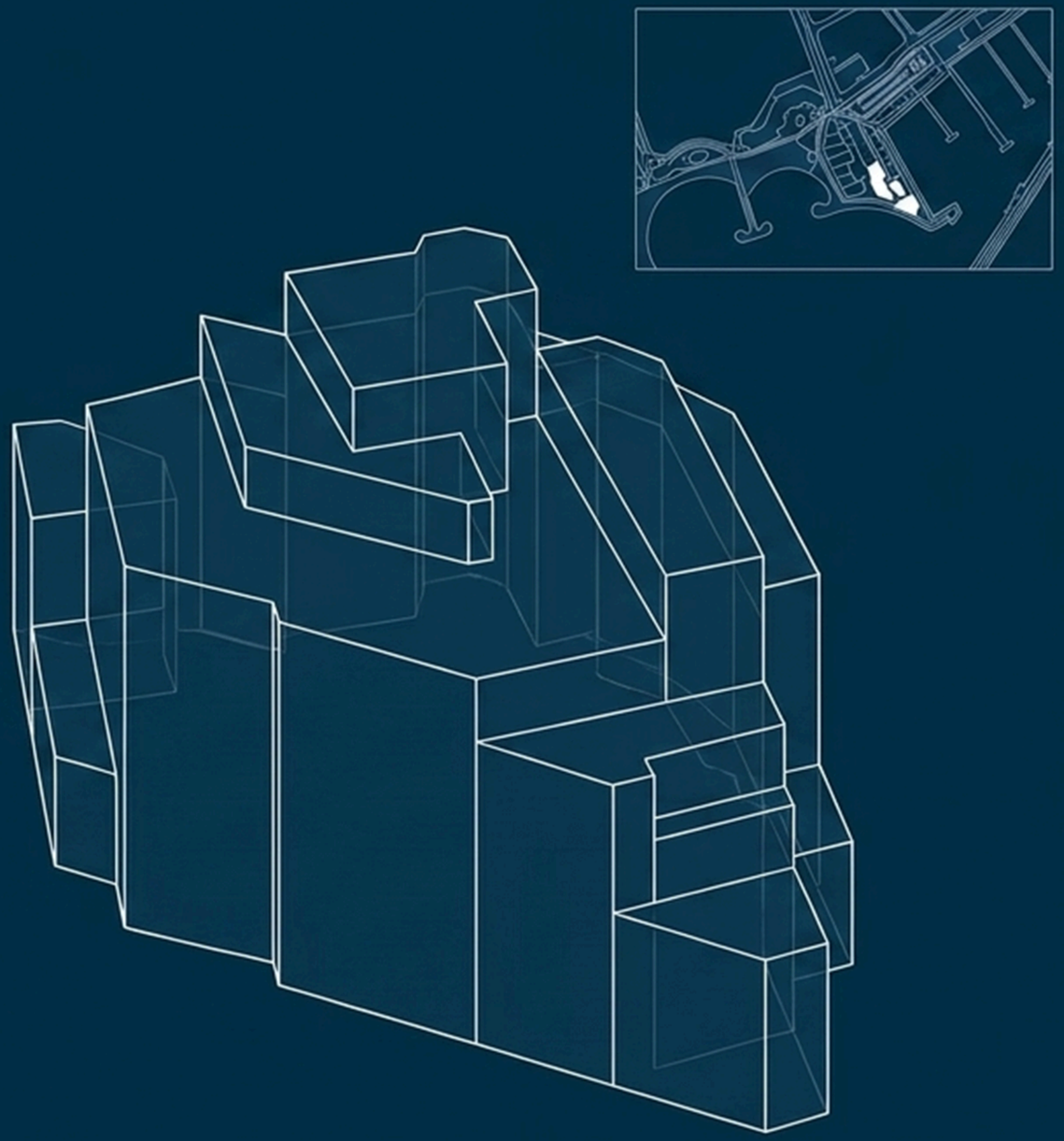
EMBARGO ASKING PRICE

€300,000,000

Context: Exclusive acquisition package of assets stemming from embargo proceedings, equating to exactly 27.44% of real market value.

Portfolio Valuation Matrix

Building Order	Area (m²)	Estimated Value (€)
Edificio 1	2,282 m²	€22.6M
Edificio 2	2,260 m²	€27.75M
Edificio 3	3,181 m²	€44.0M
Edificio 4	3,030 m²	€70.0M
Edificio 5	3,971 m²	€31.76M
Edificio 6	3,729 m²	€55.93M
Edificio 7	2,673 m²	€40.09M
Edificio 8	1,423 m²	€18.49M
Edificio 9	3,323 m²	€33.23M
Edificio 10	3,244 m²	€38.92M
Edificio 11	4,685 m²	€56.22M
Edificio 12	5,160 m²	€59.52M
Edificio 13	3,637 m²	€43.64M
Edificio 14	3,265 m²	€32.65M
Edificio 15	3,155 m²	€45.71M
Edificio 16	32,769 m²	€393.32M
Local	7,635 m²	€45.81M
Plazas Parking	212 Units	€9.54M
Edificio 17	11,966 m² (533 Units)	€24.0M
TOTAL	**99,106 m² (745 Units)**	**€1,093,221,800**



The Benabola Complex (Buildings 1 & 2)

Combined Value

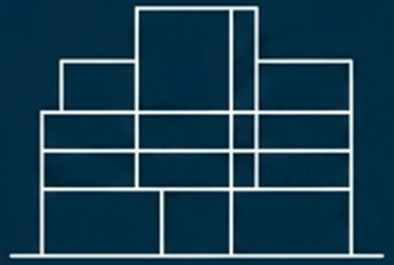
€50.35M

Combined Area

4,542 m²

- **Profile:** Pasaje Alfaguara. 4-star Hotel & Suites Benabola + mixed residential.
- **Constructive Details:** Built 1986, 4-5 floors, sky lounge, direct port views. High tourist rotation with strong international demand.

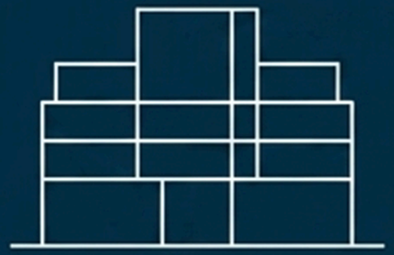
The Marina Row (Buildings 3, 4, 5 & 6)



Building 3

3,181 m²

€44.0M

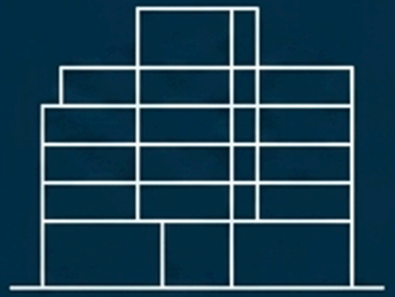


Building 4

3,030 m²

€70.0M

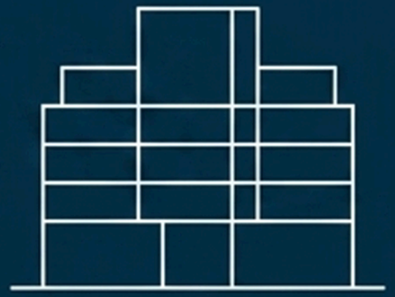
Highest valued standard port block



Building 5

3,971 m²

€31.7M

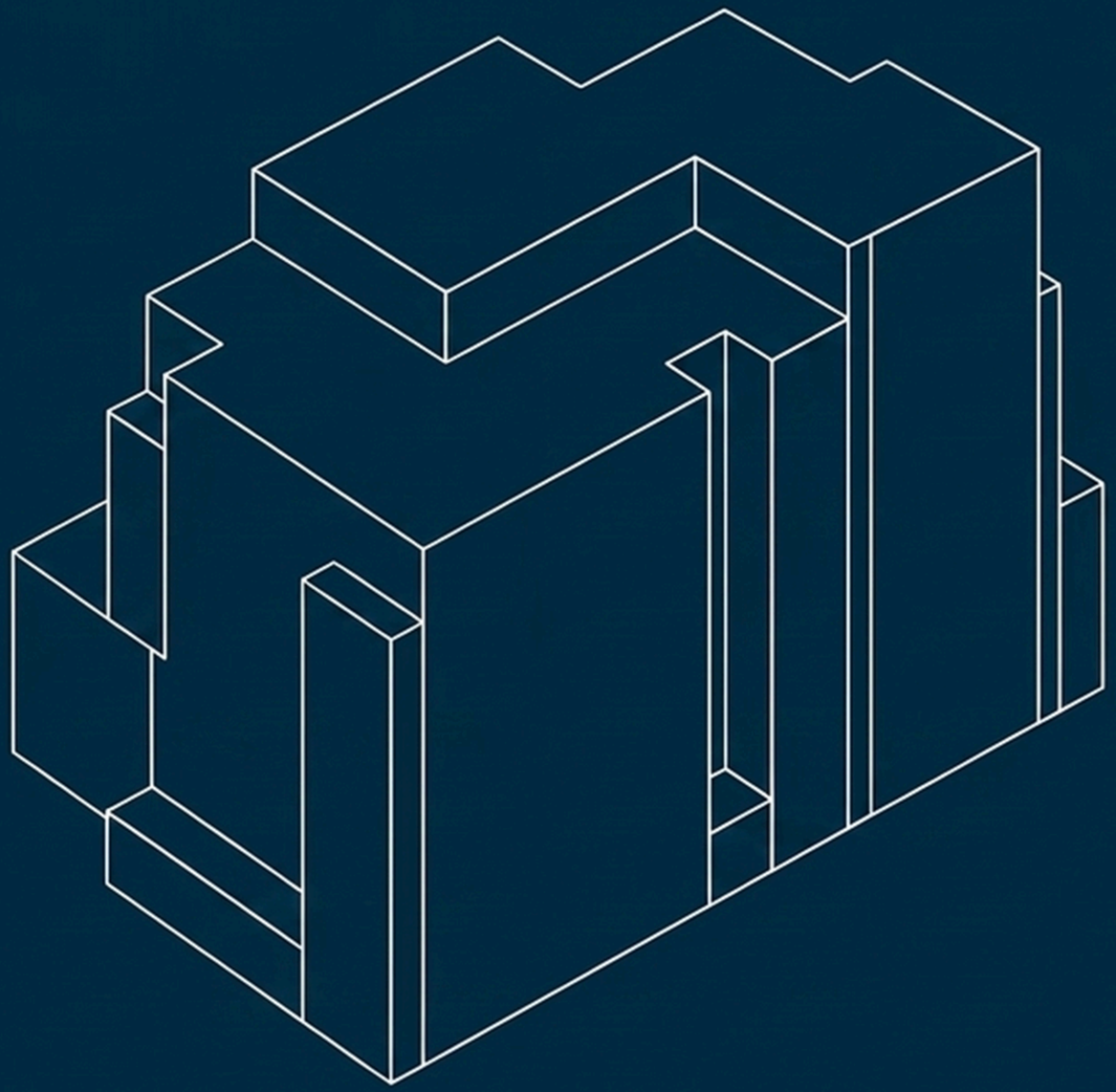


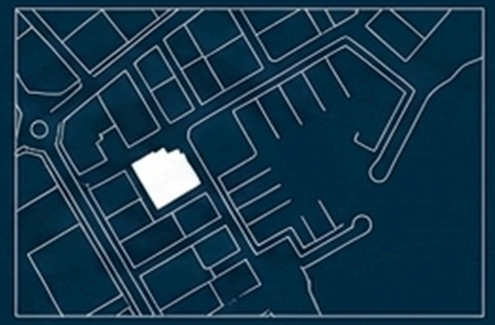
Building 6

3,729 m²

€55.9M

13,911 m² combined first-line marina residential and commercial.
Highly sought-after mixed-use zoning with direct pedestrian flow.





Pasaje Alberca-Benabola (Building 7)

Hero Valuation: €40,095,000 | 2,673 m²

6
Floors

21
Premium Homes

5
Commercial Locales

537 m² plot. Premium mixed-use profile with strong international buyer demand. Built 1986, good quality, elevator, porter, and community garden features.

The Almenara Cluster (Buildings 8, 9 & 10)

Building 8

1,423 m²

€18.4M

Building 10: Pasaje Almenara-Benabola

3,244 m² | €38.9M



PB+4 floors. Andalusian contemporary style.
High visibility commercial promenade.

Building 9

3,323 m²

€33.2M

Total Sub-Portlfolio: 7,990 m² of continuous premium mixed-use frontage.

Alcazaba-Benabola (Buildings 11 & 12)

Building 11

4,685 m²

€56.22M

Building 12

5,160 m²

€59.52M

Structural DNA: Exento residential/vacational blocks. Private urbanization feel. PB+3 structure. Compact volume aligned to the street, without setbacks, maximizing footprint utility.

The Final Frontage (Buildings 13 & 14)

B13 (3,637 m² | €43.6M) and B14 (3,265 m² | €32.6M).



Engine 1: Residential Rentability

First-line port, highly sought-after for luxury vacation leasing.



Engine 2: Commercial Rentability

Ground floor premium retail locales capturing peak pedestrian traffic.



The Harbor Capstone (Building 15)

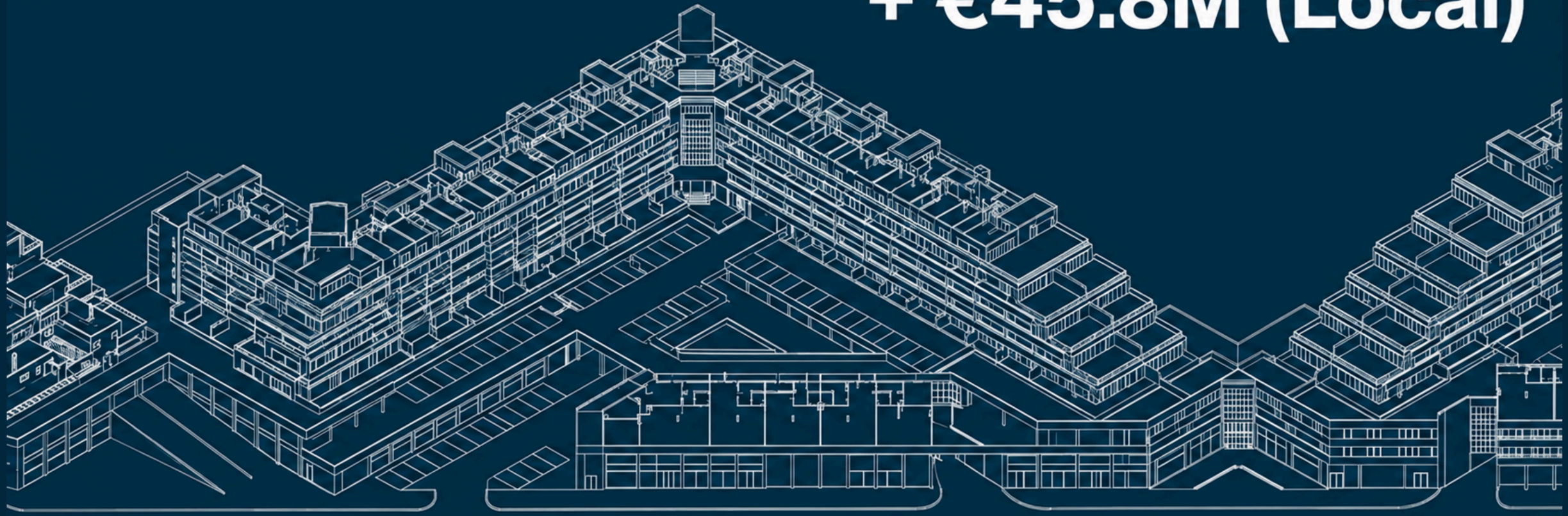


3,155 m² | €45,710,000

The final block closing the western edge of the main marina strip, sealing the continuous harbor portfolio.

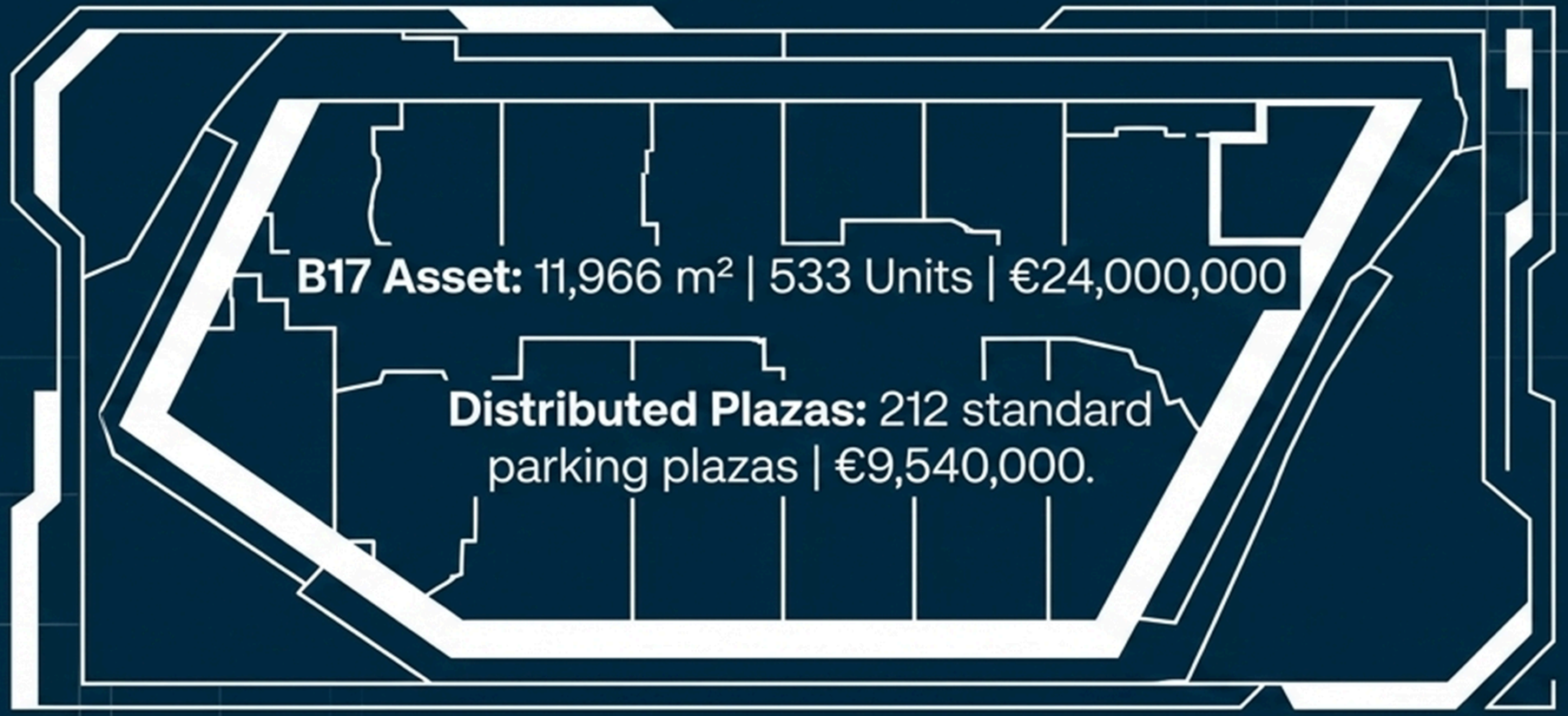
Avenida José Banús Resort (Building 16)

€340,000,000 + €45.8M (Local)



Scale: 32,769 m² (Vendible) + 7,635 m² (Local Parking).
Details: Massive L-shaped resort block (Gray d'Albion), 3 to 5 floors. Private garages, luxury apartments with front-facing terraces. Unparalleled commercial potential on the main avenue.

The Parking & Infrastructure Portfolio (Building 17 + Subterranean)



Market Context: Parking in Puerto Banús commands €35k–€60k per plaza. Essential, high-margin infrastructure supporting the global portfolio.

Portfolio Typology & Constructive DNA



Layer 1 (Roof): Flat or transitable roofs, often hosting sky lounges or penthouse terraces.

Layer 2 (Middle Floors): Andalusian-Mediterranean facades, reinforced concrete structures, integrated elevators, residential/hotel usage.

Layer 3 (Ground): Premium commercial ground floors adapted for luxury retail and high-end gastronomy.

ENTRANCE

WORLDWIDE
COMMERCIAL
BROKERS

Your Trusted Path to Exceptional Investments

info@entranceworldwide.com

entranceworldwide.com

(97) 158-9258-377

