

# 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 ?

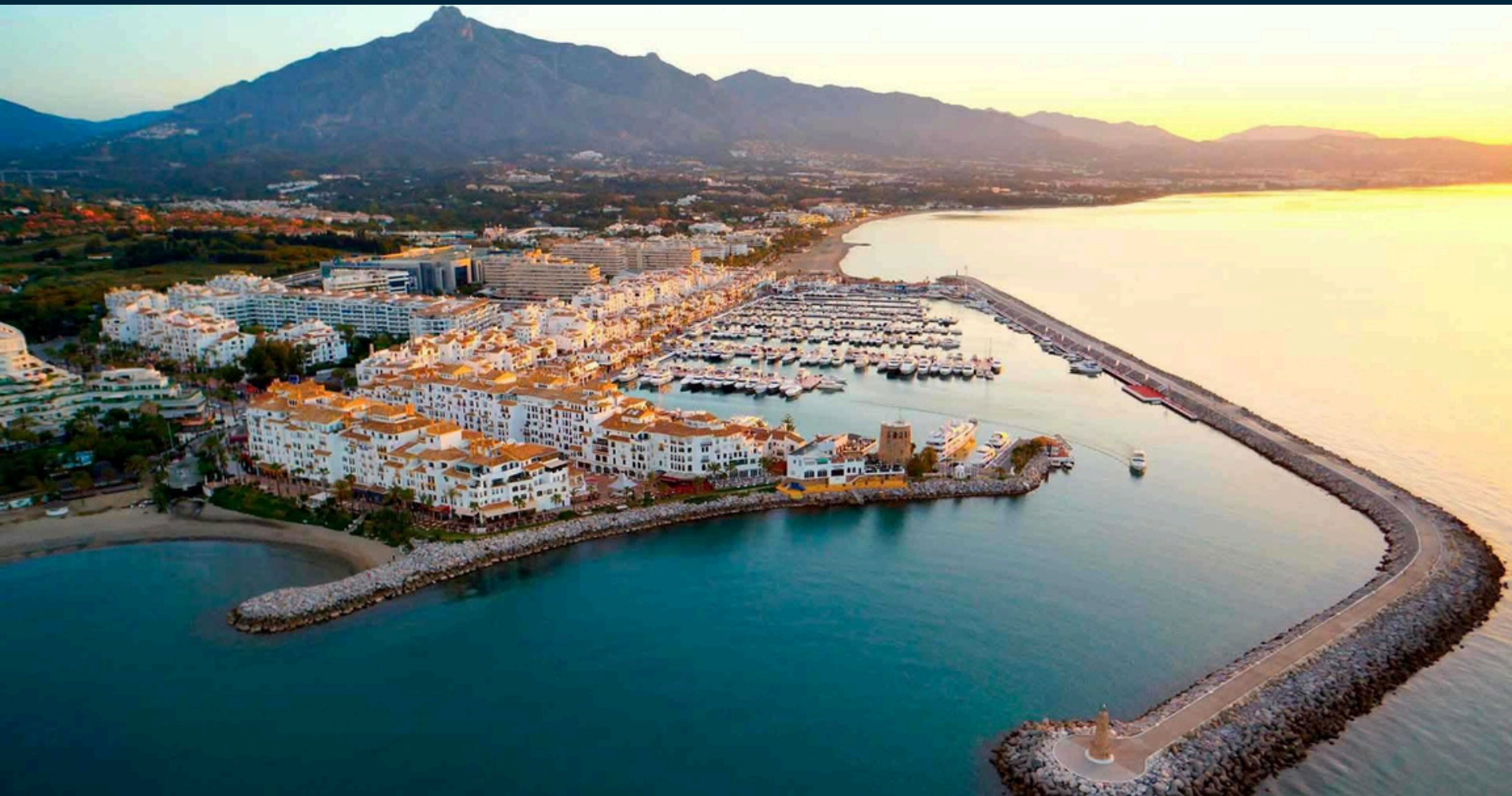




PRIME  
WATERFRONT  
LOCATION



INTERNATIONAL  
LUXURY TOURISM  
DEMAND





**HIGH RENTAL  
PROFITABILITY**



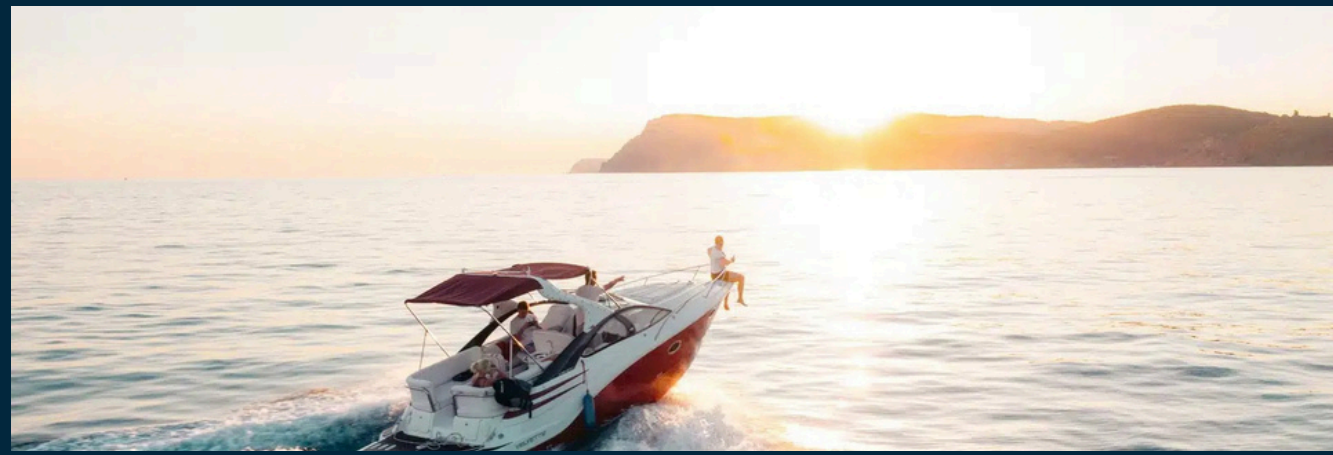
LUXURY RESIDENTIAL  
& COMMERCIAL  
POTENTIAL



STRONG CAPITAL  
APPRECIATION



ACCESS TO BEACHES  
MARINA & LUXURY  
RETAIL



# IDEAL FOR BOUTIQUE HOTELS APARTMENTS & MIXED-USE PROJECTS



# BUILDINGS



ENTRANCE  
WORLDWIDE  
COMMERCIAL  
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# 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 m<sup>2</sup> Total Area

## ESTIMATED ASSET VALUE

**€1,093,221,800**

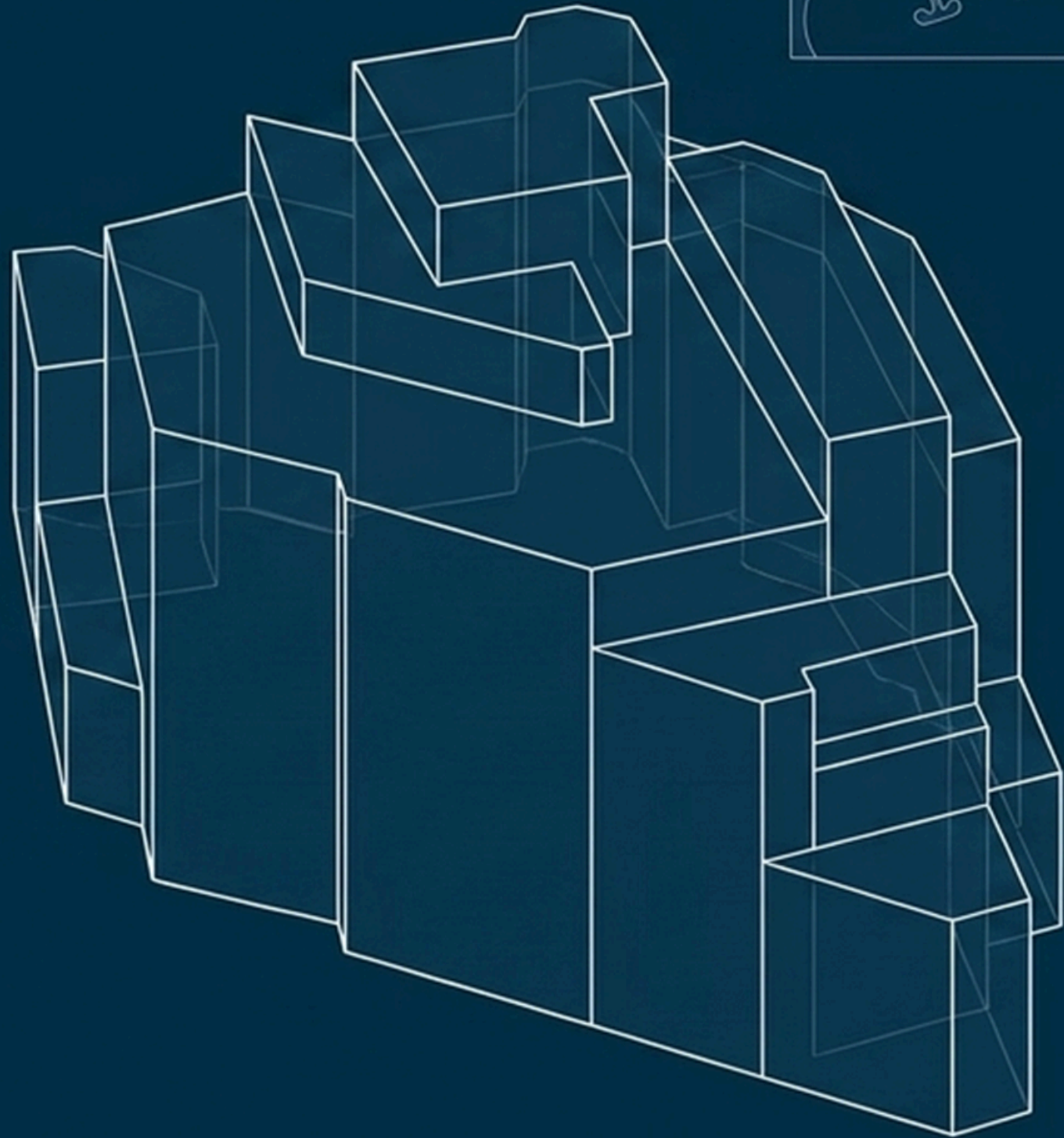
## EMBARGO ASKING PRICE

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



The Benabola Complex (Buildings 1 & 2)

Combined Value

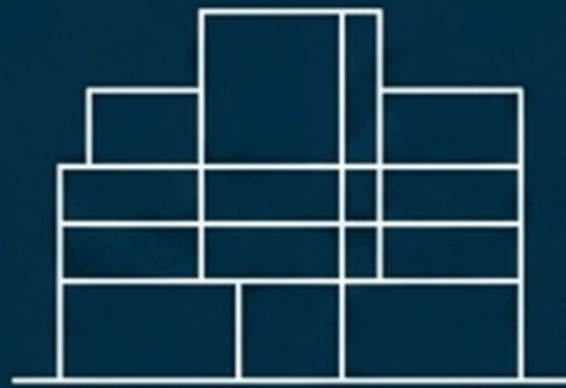
**€50.35M**

Combined Area

**4,542 m<sup>2</sup>**

- **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.

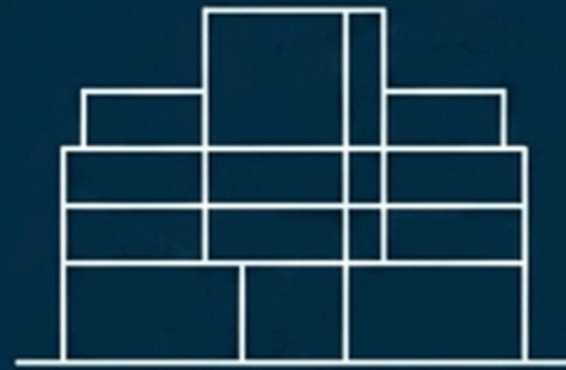
# The Marina Row (Buildings 3, 4, 5 & 6)



**Building 3**

3,181 m<sup>2</sup>

€44.0M

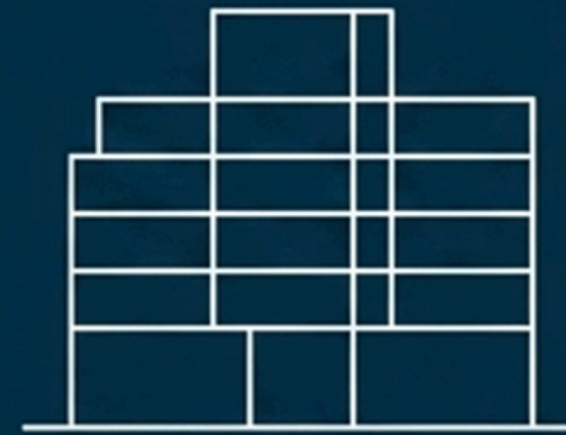


**Building 4**

3,030 m<sup>2</sup>

€70.0M

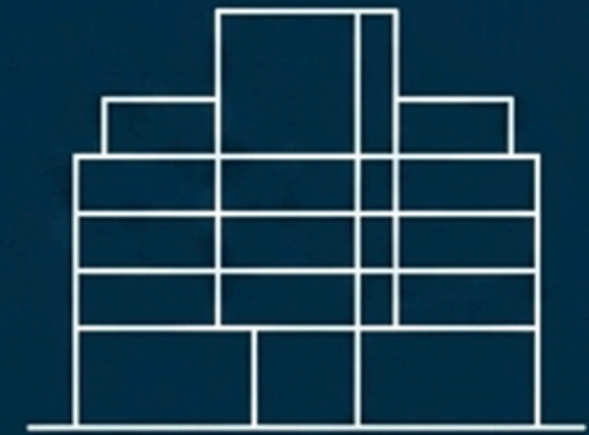
Highest valued  
standard port block



**Building 5**

3,971 m<sup>2</sup>

€31.7M



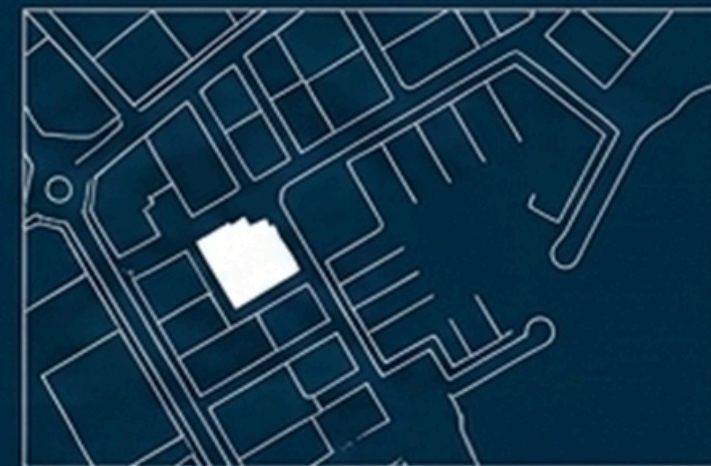
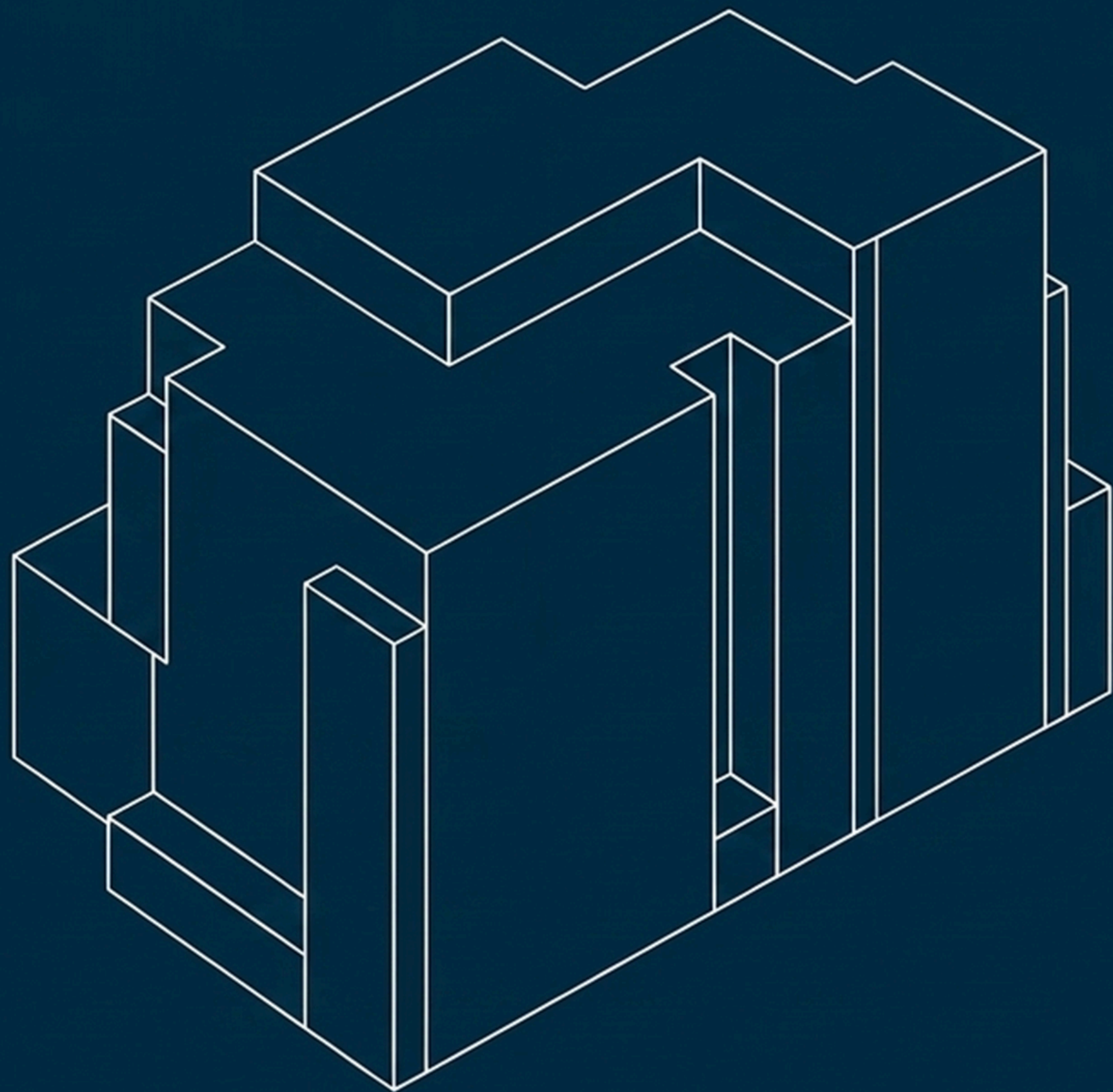
**Building 6**

3,729 m<sup>2</sup>

€55.9M

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13,911 m<sup>2</sup> 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 m<sup>2</sup>**

**6**  
**Floors**

**21**  
**Premium  
Homes**

**5**  
**Commercial  
Locales**

537 m<sup>2</sup> 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 m<sup>2</sup>

€18.4M

## Building 10: Pasaje Almenara-Benabola

3,244 m<sup>2</sup> | €38.9M



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

## Building 9

3,323 m<sup>2</sup>

€33.2M

Total Sub-Portfolio: 7,990 m<sup>2</sup> of continuous premium mixed-use frontage.

## Alcazaba-Benabola (Buildings 11 & 12)

Building 11

4,685 m<sup>2</sup>

€56.22M

Building 12

5,160 m<sup>2</sup>

€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 m<sup>2</sup> | €43.6M) and B14 (3,265 m<sup>2</sup> | €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 m<sup>2</sup> | €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)

€393,322,800  
+ €45.8M (Local)



**Scale:** 32,769 m<sup>2</sup> (Vendible) + 7,635 m<sup>2</sup> (Local Parking).

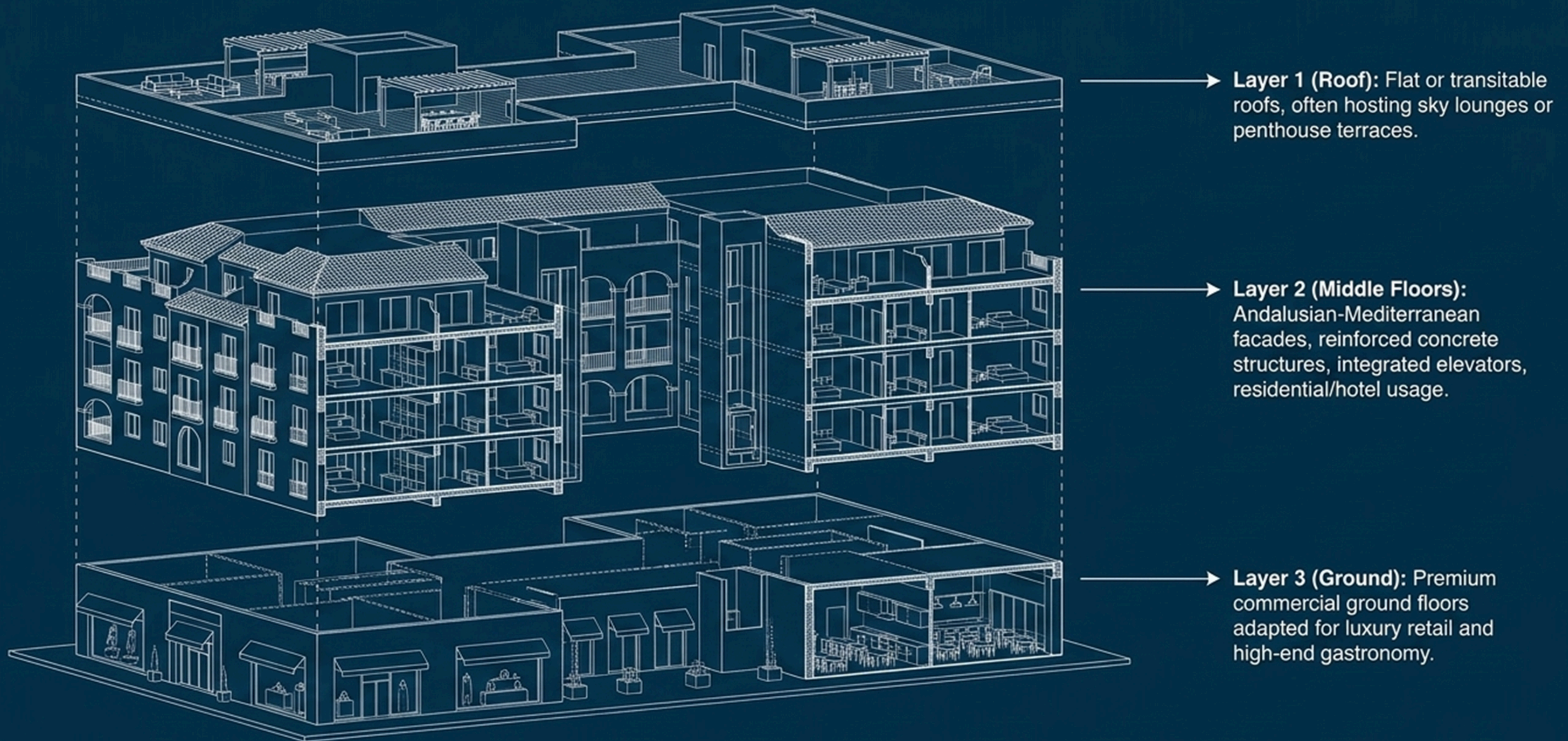
**Details:** Massive L-shaped resort block (Gray d'Albion). 3 to 5 floors. Private garages, luxury apartments with front-facing terraces. Unparalleled commercial potential on the main avenue.

# 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





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BROKERS

Your Trusted Path to Exceptional  
Investments



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