



## Duplex for sale in Puerto Banús, Marbella

319,900 €

Reference: R4929040 Bedrooms: 1 Bathrooms: 1 Build Size: 70m<sup>2</sup> Terrace: 20m<sup>2</sup>





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## Costa del Sol, Puerto Banús

Nestled in the master community of Atalaya de Rio Verde, surrounded by lavish mansions is where you will find this little gem of potential, where neighboring units are selling up to 1.2 million. Just 1 kilometre from the iconic Puerto Banús, this two-level duplex apartment offers an incredible opportunity to create your dream home or make a high-return investment in a charming Andalusian-style community. With bright, spacious interiors, two terraces, and serene garden views, this property promises the perfect combination of peace and convenience.

The potential here is limitless. The apartment is currently a one-bedroom layout, but with the possibility to expand by adding a 50-60m<sup>2</sup> basement, you can increase the living space to 130m<sup>2</sup> and easily transform it into two or even three bedrooms. Whether you're looking to design a bespoke living space or capitalize on the growing rental market, this is a rare and exciting find.

The community itself is a tranquil oasis, featuring beautifully landscaped gardens and communal pools, all just moments away from Puerto Banús and its world-class amenities (located near La Dame de Noche) Whether for personal use or as an investment project, this property offers exceptional potential at an attractive price point.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Utility Room  
Near Mosque  
Near Church  
Basement  
Fiber Optic

### Views

Mountain  
Panoramic  
Country  
Garden  
Courtyard  
Urban  
Street

### Pool

Communal

### Garden

Communal  
Landscaped  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

North  
South  
South East

### Setting

Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Suburban  
Close To Forest  
Close To Marina

### Furniture

Fully Furnished  
Optional

### Security

Gated Complex  
Electric Blinds  
Entry Phone

### Category

Reduced  
Holiday Homes  
Investment  
Bargain  
Cheap  
Off Plan  
Resale  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Good  
Excellent  
Recently Refurbished

### Kitchen

Fully Fitted

### Parking

Communal