



Duplex for sale in Puerto Banús, Marbella

3 195 000 €

Référence: R5148445 Chambres: 3 Bain: 3 Construite: 275m² Terrasse: 60m²





Costa del Sol, Puerto Banús

Important Notice: In order for us to provide you with the highest level of service, we kindly request that you include your email address and telephone number when submitting your enquiry. Thank you.

IN THE HEART OF PUERTO BANUS This duplex apartment boasts a frontline position in the iconic Benábola, right in Puerto Banús Marina. Surrounded by luxury yachts, high-end boutiques, gourmet restaurants, and just steps from the beach, this is one of the most sought-after and prestigious addresses on the Costa del Sol. The property holds a commercial license offering a rare opportunity in one of the most exclusive and high-traffic areas of Marbella. Its frontline position in Puerto Banús ensures maximum visibility. Also the residential area provides privacy and comfort – with potential to add a rooftop terrace, further elevating both lifestyle and long-term value. Entry level you will find a large living room area with an open fire place and high ceiling that today hosts a hair salon. The stair case leading up to the second floor was hand crafted to elevate the architecture of this beautiful apartment. Upstairs you will find 2 Bedrooms and a living room that today is converted into a bedroom, on this floor you will also find the kitchen. From the living room you can enjoy some of the most spectacular views of Puerto Banus and la concha. This truly an impressive property that must be seen.

PROPERTY HIGHLIGHTS • Sea, marina & La Concha views • Commercial license • Possibility to build a rooftop terrace (35 sqm) • In the heart of Puerto Banús • Prime location for both living and investment • Two entrances with automated doors (swing & sliding) • Underfloor heating (zoned) & centralized vacuum system • Home automation: lighting, electric curtains, cromotherapy • 3 wood-burning fireplaces in Daino Reale aged marble • Fully equipped kitchen & laundry with Miele appliances • Italian marbles: Daino Reale, Imperial, Serpellone • Iroko bay window with armored glass • Venetian plaster finishes • SONOS multimedia system, 2 surround systems (5.1 cinema), 15 speakers

Asking Price: 3.195.000€ (3.300.000€ including furniture) **OUR AGENCY IS REDEFINING THE REAL ESTATE EXPERIENCE WITH A DEDICATION TO SEAMLESS, CLIENT-CENTRIC SERVICE.** Our mission goes far beyond property transactions – we deliver a complete, elevated journey into property ownership, designed to make every step as smooth and stress-free as possible. With our specialized Visa support, we simplify international relocation by expertly handling the legal and administrative complexities for you and your family. To make your start in Spain even easier, we also offer complimentary N.I.E. assistance, removing bureaucratic obstacles and saving you valuable time. We understand that every investment matters. That's why our collaborating mortgage brokerage team works tirelessly to secure the most competitive terms tailored to your unique financial profile – making your property dreams more attainable than ever. Our approach is clear and direct: you deal exclusively with us, without unnecessary intermediaries. This ensures a transparent, streamlined buying process. We also provide complimentary legal guidance to safeguard your investment and guarantee your interests are protected throughout. You benefit from exclusive access to premium listings, offered by our dedicated agents who possess deep market insight and access to off-market opportunities. This is not just about finding a property – it's about creating a personalized experience that fits your lifestyle and long-term vision. We don't just sell properties – we help you build your future, with care, clarity, and confidence. **LET US MOVE YOU!**



Spécification:

Caractéristiques

Près du transport

Terrasse privée

Sol en marbre

Double vitrage

Solarium

Wifi

Parquet

Jacuzzi

Domotique

Vues

Mer

Montagne

Panoramique

Port

Rue

Meubles

Entièrement meublé

Cote d'énergie

B

Orientation

Sud

Paramètre

En bord de mer

Près du port

Près de la mer

Proche des magasins

Près de la ville

Près des écoles

En bord de mer

Services publics

Téléphone

Cote d'émission de CO2

B

Climatisation

Climatisation

Cheminée

Condition

Bien

Catégorie

En bord de mer

Luxe