



## Middle Floor Apartment for sale in Puerto Banús, Marbella

995 000 €

Référence: R4850794    Chambres: 3    Bain: 2    Construite: 145m<sup>2</sup>    Terrasse: 12m<sup>2</sup>





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## Costa del Sol, Puerto Banús

### Luxury Apartment in Playas del Duque, Puerto Banús

This exclusive apartment is located in the prestigious Playas del Duque complex, right on the beachfront in Puerto Banús. With an unbeatable location, it offers direct access to the best shops, restaurants, and beaches of the Costa del Sol.

Originally designed with 2 bedrooms, the apartment has been renovated to include a third bedroom, offering a versatile layout that now features:

2 spacious bedrooms and a smaller third bedroom, ideal as an office, guest room, or for personalized use.

2 full bathrooms, including one en-suite.

Bright spaces thanks to its west-facing orientation and abundant natural light.

A private 12 m<sup>2</sup> terrace with lovely views of the sea and surrounding streets.

With a total of 145 m<sup>2</sup> built, this property combines elegance and functionality, featuring modern finishes, air conditioning, fitted wardrobes, and a fully equipped kitchen.

#### Community areas and services:

Landscaped communal gardens.

Communal swimming pools.

24-hour security and concierge service.

Underground parking with a garage space included in the price.

This apartment represents a unique opportunity to enjoy luxury and comfort in one of Puerto Banús's most prestigious complexes. Perfect as a primary residence, second home, or investment.

Don't miss the chance to experience the exclusive lifestyle that Playas del Duque offers!



## Spécification:

### Caractéristiques

Ascenseur  
Près du transport  
Terrasse privée  
Salle de bain attenante  
Réception 24 heures  
Armoires ajustées

### Vues

Mer  
Rue

### Piscine

Communautaire

### Sécurité

Complexe fermé  
Sécurité 24 heures

### Orientation

Ouest

### Paramètre

Près du port  
Urbanisation  
Près de la mer  
Proche des magasins  
En bord de mer  
Port  
Complexe de plage de première ligne

### Cuisine

Entièrement équipé

### Parking

Souterrain  
Garage

### Climatisation

Climatisation

### Condition

Excellent

### Jardin

Communautaire  
Aménagé