



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

800.000 €

Referenz: R5299858 Schlafzimmer: 2 Badezimmer: 2 Garten: 114m<sup>2</sup> Terrasse: 14m<sup>2</sup>





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## Costa del Sol, Puerto Banús

A stunning two-bedroom, two-bathroom apartment located within one of Puerto Banús' most sought-after beachfront complexes, Club Playas del Duque . The property is bright and generously proportioned, offering spacious living areas and comfortable bedrooms, all flowing seamlessly onto a private terrace with pleasant views towards the landscaped gardens.

The layout also offers excellent potential: if desired, a third bedroom and bathroom could be created by reconfiguring the kitchen and laundry area, while opening the kitchen into the living space to create a modern open-plan design.

Residents enjoy an exceptional level of amenities, including 24-hour concierge and security services, three swimming pools, and two private restaurants set within the beautifully maintained gardens, exclusively for residents. The complex boasts direct access through over 40,000 m<sup>2</sup> of private landscaped gardens leading straight onto the beach and promenade. Widely regarded as one of the finest, if not the finest, private beachfront complexes in Puerto Banús.

Everyday convenience is unmatched, with a gym, pharmacy, cafés, restaurants, and a supermarket all located within the same block.

The property includes a private garage space, and the furniture is negotiable.

An outstanding opportunity to acquire a superb apartment in one of Marbella's most desirable locations, ideal as a full-time residence, a luxurious holiday home, or a high-performing investment with excellent rental potential.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
In der Nähe des Transports  
Private Terrasse  
Badezimmer  
Marmorböden  
Doppelverglasung  
24 -stündiger Empfang  
Einstellungsschränke  
W-lan  
Fitnessstudio  
Versorgungsraum  
In der Nähe der Moschee  
Glasfaser

### Ansichten

Garten

### Orientierung

Ost  
Südost

### Klimakontrolle

Klimaanlage  
Kalte a/c  
Heiße A/C.

### Einstellung

Gewerbegebiet  
Strand  
In der Nähe des Hafens  
Urbanisierung  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe der Stadt  
In der Nähe von Schulen  
Strand  
Stadt  
Hafen  
Yachthafen  
In der Nähe von Marina  
Front Line Beach Complex

### Zustand

Gut

### Pool

Gemeinschaft

### Garten

Gemeinschaft  
Angelegt  
Einfache Wartung

### Möbel

Optional

### Parken

Unterirdisch  
Garage  
Privat  
Bedeckt

### Küche

Voll ausgestattet

### Versorgungsunternehmen

Strom

### Kategorie

Ferienhäuser  
Investition  
Strand  
Luxus  
Wiederverkauf  
Mit Baugenehmigung