



## Duplex for sale in Marbella, Marbella

**1,385,000 €**

Reference: R5297890 Bedrooms: 2 Bathrooms: 2 Build Size: 150m<sup>2</sup>





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## Costa del Sol, Marbella

Exceptional fully refurbished duplex located in the prestigious Marina of Puerto Banús, offering stunning open views of the Mediterranean Sea.

The property has been completely renovated to the highest standards, including brand new plumbing, electrical installations and air conditioning systems, with the use of premium quality materials and finishes throughout.

The duplex is arranged over two levels. The lower floor comprises two spacious bedrooms, each with its own en suite bathroom, offering privacy and comfort. The main floor features a stylish open plan fully equipped kitchen, a bright living and dining area, and a generous terrace with panoramic open sea views. A guest toilet and air conditioning are also located on this level.

Contemporary interior design combined with high end finishes creates an elegant and modern atmosphere, making this property ideal both as a permanent residence and as a premium investment opportunity.

Originally consisting of two separate apartments of approximately 75 square metres each, the property has been successfully combined into one exclusive seafront duplex with an optimised interior layout.

The price includes a private underground garage space. The property enjoys a prime location surrounded by luxury boutiques, renowned restaurants, the marina of Puerto Banús and all amenities, offering an exceptional lifestyle in one of the most sought after locations on the Costa del Sol.

The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses.

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## Features:

### Features

Lift

Wood Flooring

### Views

Sea

### Energy Rating

C

### Orientation

South

### Furniture

Not Furnished

### CO2 Emission Rating

D

### Climate Control

Central Heating

### Utilities

Drinkable Water