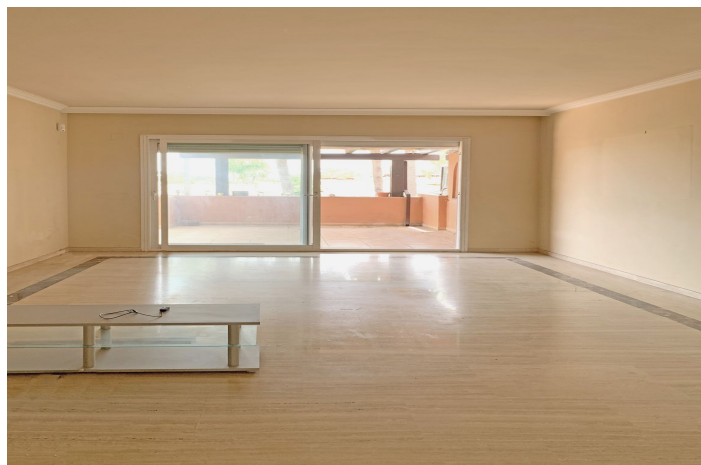




## Takvåningsduplex till salu i Puerto Banús, Marbella

1 200 000 €

Referens: R5141857   Sovrum: 3   Badrum: 3   Bygga: 205m<sup>2</sup>





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## Costa del Sol, Puerto Banús

Exclusive duplex penthouse for sale in the El Embrujo development, one of Marbella's most exclusive areas, just 400 meters from the beach and a short walk from Puerto Banús. The property has 205 m<sup>2</sup> of built area spread over two floors, with 3 spacious bedrooms, 3 full bathrooms, a large living-dining room with plenty of natural light, a fully equipped kitchen, and a 40 m<sup>2</sup> private terrace, perfect for enjoying the sun all year round. The price includes 3 underground parking spaces. Located in a gated community with 24-hour security, the property is in a quiet and secure setting with communal pools, a gym, a spa, and perfectly maintained tropical gardens. Highlights: • 3 bedrooms | 3 bathrooms • 205 m<sup>2</sup> built • 40 m<sup>2</sup> terrace • 3 parking spaces • Marble floors, high-quality finishes • Central air conditioning • Gated community with pool, gym, and spa Unbeatable location: The house is located within walking distance of all amenities: • Beach 5 minutes walk • Luxury restaurants and beach clubs (Ocean Club, La Sala, Playa Padre) • International brand boutiques • Supermarkets (Mercadona, Supercor, Corte Inglés Gourmet) • Private clinics and pharmacies • Nearby golf courses (Los Naranjos, Aloha, Las Brisas) • International schools and sports centers • Easy access to the A-7 highway Ideal as a permanent residence, second home, or investment, with high demand for short- and long-term rentals thanks to its prime location.





## Funktioner:

**Drag**  
Lyfta  
Privat terrass  
Satellit -tv  
Badrum  
Marmorgolv  
24 timmars mottagning  
Monterade garderober

Solarium

### Åsikter

Hav  
Slå samman

### Slå samman

Gemensam

### Trädgård

Gemensam

### Kategori

Lyx

### Orientering

Söder

### Miljö

Handelsområde  
Strandkant  
Nära hamnen  
Urbanisering  
Nära skolor  
Nära marina

### Möbler

Inte möblerad

### Säkerhet

Gated complex  
24 timmars säkerhet  
Larmsystem  
Elektriska persienner

### Klimatkontroll

Luftkonditionering  
U/f uppvärmning

### Skick

Rättvis

### Kök

Delvis monterad

### Parkering

Underground  
Garage  
Privat