



Middle Floor Apartment for sale in Puerto Banús, Marbella

Reference: R5287678 Bedrooms: 2 Bathrooms: 2 Build Size: 130m² Terrace: 2m²





Costa del Sol, Puerto Banús

Welcome to an exceptional opportunity in one of Marbella's most prestigious beachfront communities – Playas del Duque, in the heart of Puerto Banús. This beautifully renovated residence offers 120 m² of stylish living space with direct sea access and an array of luxury features designed for modern coastal living. **Property Highlights**

- Prime first-line location – wake up to the sound of the Mediterranean and enjoy effortless access to the beach and promenade.
- 2 spacious bedrooms & 2 fully equipped bathrooms – perfect for full-time living, seasonal residence or high-end rental.
- Elegant modern renovation – high-quality finishes, functional layout and an inviting atmosphere throughout.
- Fireplace & parquet flooring – creating warmth, style and timeless character.
- Built-in wardrobes & abundant storage space – smart design for comfort and convenience.
- Integrated and well-appointed kitchen – plenty of storage, ideal for everyday living and entertaining.
- Underground garage included in price – priceless convenience in one of the most sought-after beachfront neighbourhoods.

Exclusive Community & Lifestyle This stunning residence lies within the distinguished Playas del Duque complex, characterised by:

- 24-hour security and concierge services
- Extensive landscaped gardens and multiple swimming pools
- Direct private access to the beach and vibrant beachfront promenade
- Walkable to world-class beach clubs, cafes, restaurants, boutiques and Puerto Banús marina
- Resident amenities including fitness and wellness facilities nearby.

Playas del Duque is one of the Costa del Sol's most exclusive and stable property markets, with limited new supply and consistently high demand from both international buyers and luxury investors. Comparable frontline apartments with similar specifications regularly trade at or above the €1.1M range, reflecting the unique value of this location and lifestyle. This particular apartment offers excellent value relative to comparable listings – combining beach access, quality renovation, generous space and a garage – making it an attractive choice for both owner-occupiers and investors seeking capital appreciation and rental potential.



Features:

Özellikler	İklim kontrolü	Görüşler
Kaldırmak	Klima	Bahçe
Ulaşım yakınında	Soğuk klima	Kentsel
Depo	Sıcak klima	
Çift cam	Şömine	
24 saat alım	U/F Isıtma	
Takılmış gardiroplar	U/f/h banyo	
Wifi		
Kamu hizmeti odası		
Fiber optik		
Ayar	Durum	Havuz
Ticari alan	Harika	Ortak
Sahil kenarında		
Limana yakın		
Kentleşme		
Denize yakın		
Dükkanlara Yakın		
Şehre yakın		
Okullara yakın		
Sahil	Mutfak	Bahçe
Şehir	Tam takılmış	Ortak
Liman	Otopark	Kamu hizmetleri
Marina	Yeraltı	Elektrik
Marina'ya yakın	Garaj	
Ön cepheli plaj kompleksi		
Mobilya	Enerji derecesi	CO2 Emisyon Derecesi
Tamamen mobilyalı	E	D
Güvenlik		
Kapılı kompleks		
24 saatlik güvenlik		
Alarm sistemi		
Giriş telefonu		
Kategori		
Tatil Evleri		
Yatırım		
Sahil		
Lüks		
Yeniden satış		
Modern		