



## Appartement au milieu à vendre à Puerto Banús, Marbella

800 000 €

Référence: R5299858    Chambres: 2    Bain: 2    Construite: 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.



## Spécification:

### Caractéristiques

Terrasse couverte  
Ascenseur  
Près du transport  
Terrasse privée  
Salle de bain attenante  
Sol en marbre  
Double vitrage  
Réception 24 heures  
Armoires ajustées  
Wifi  
Salle de sport  
Buanderie  
Près de la mosquée  
Fibre optique

### Vues

Jardin

### Orientation

Est  
Sud-Est

### Climatisation

Climatisation  
Cold A / C  
A / C chaud

### Paramètre

Zone commerciale  
En bord de mer  
Près du port  
Urbanisation  
Près de la mer  
Proche des magasins  
Près de la ville  
Près des écoles  
En bord de mer  
Ville  
Port  
Marina  
Près de Marina  
Complexe de plage de première ligne

### Condition

Bien

### Piscine

Communautaire

### Jardin

Communautaire  
Aménagé  
Entretien facile

### Meubles

Optional

### Parking

Souterrain  
Garage  
Private  
Covered

### Cuisine

Entièrement équipé

### Services publics

Électricité

### Catégorie

Maisons de vacances  
Investissement  
En bord de mer  
Luxe  
Revente  
Avec permis de construire