



# Middle Floor Apartment for sale in Puerto Banús, Marbella

**799.000 €**

Reference: R5306425 Bedrooms: 2 Bathrooms: 2 Build Size: 114m<sup>2</sup> Terrace: 14m<sup>2</sup>





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## Costa del Sol, Puerto Banús

A prime apartment for sale in Puerto Banús, located within the prestigious beachfront Club Playas del Duque complex.

This bright and spacious 2-bedroom, 2-bathroom property features generous living areas, comfortable bedrooms, and a private terrace overlooking beautifully landscaped gardens. There is excellent potential to add a third bedroom and bathroom by redesigning the kitchen into a modern open-plan layout - adding both value and appeal.

Residents enjoy 24-hour security and concierge, three swimming pools, two private on-site restaurants, and direct beach access through 40,000 m<sup>2</sup> of tropical gardens. Gym, supermarket, pharmacy, cafés and restaurants are all within walking distance.

Includes private garage parking. Furniture negotiable.

An outstanding investment opportunity in Marbella - ideal as a luxury holiday home, permanent residence, or high-yield rental property in one of the Costa del Sol's most sought-after beachfront communities.



## Features:

### Özellikler

Kapalı teras  
Kaldırmak  
Ulaşım yakınında  
Özel teras  
Ensuite Banyo  
Mermer döşeme  
Çift cam  
24 saat alım  
Takılmış gardıroplar  
Wifi  
Spor salonu  
Kamu hizmeti odası  
Caminin yakınında  
Fiber optik

### Görüşler

Bahçe

### Oryantasyon

Doğu  
Güney Doğu

### İklim kontrolü

Klima  
Soğuk klima  
Sıcak klima

### Ayar

Ticari alan  
Sahil kenarında  
Limana yakın  
Kentleşme  
Denize yakın  
Dükkanlara Yakın  
Şehre yakın  
Okullara yakın  
Sahil  
Şehir  
Liman  
Marina  
Marina'ya yakın  
Ön cephe plaj kompleksi

### Durum

İyi

### Havuz

Ortak

### Bahçe

Ortak  
Peyzajlı  
Kolay Bakım

### Mobilya

İsteğe bağlı

### Otopark

Yeraltı  
Garaj  
Özel  
Kapalı

### Mutfak

Tam takılmış  
Kamu hizmetleri  
Elektrik

### Kategori

Tatil Evleri  
Yatırım  
Sahil  
Lüks  
Yeniden satış  
Planlama izniyle