



## Middle Floor Apartment for sale in Puerto Banús, Marbella

995.000 €

Referencia: R4850794    Dormitorios: 3    Baños: 2    Construido: 145m<sup>2</sup>    Terraza: 12m<sup>2</sup>





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## Costa del Sol, Puerto Banús

Luxury Apartment in Playas del Duque, Puerto Banús This exclusive apartment is located in the prestigious Playas del Duque complex, right on the beachfront in Puerto Banús. With an unbeatable location, it offers direct access to the best shops, restaurants, and beaches of the Costa del Sol. Originally designed with 2 bedrooms, the apartment has been renovated to include a third bedroom, offering a versatile layout that now features: 2 spacious bedrooms and a smaller third bedroom, ideal as an office, guest room, or for personalized use. 2 full bathrooms, including one en-suite. Bright spaces thanks to its west-facing orientation and abundant natural light. A private 12 m<sup>2</sup> terrace with lovely views of the sea and surrounding streets. With a total of 145 m<sup>2</sup> built, this property combines elegance and functionality, featuring modern finishes, air conditioning, fitted wardrobes, and a fully equipped kitchen. Community areas and services: Landscaped communal gardens. Communal swimming pools. 24-hour security and concierge service. Underground parking with a garage space included in the price. This apartment represents a unique opportunity to enjoy luxury and comfort in one of Puerto Banús' most prestigious complexes. Perfect as a primary residence, second home, or investment. Don't miss the chance to experience the exclusive lifestyle that Playas del Duque offers!



## Características:

### Características

Ascensor  
Cerca de Transporte  
Terraza Privada  
Baño En-Suite  
24 Horas Recepción  
Armarios Empotrados

### Vistas

Vistas al Mar  
Vistas a Calle

### Piscina

Piscina Comunitaria

### Seguridad

Recinto Cerrado  
Seguridad de 24 horas

### Orientación

Oeste

### Posición

Cerca de Puerto  
Urbanización  
Cerca del Mar  
Cerca de Tiendas  
Primera línea de Playa  
Puerto  
Complejo 1ª Línea de Playa

### Cocina

Cocina Equipada

### Aparcamiento

Párking Subterráneo  
Garaje

### Climatización

Aire Acondicionado

### Estado

Excelente estado de conservación

### Jardín

Jardín Comunitario  
Jardín Paisajístico