



# Tussenverdieping Appartement te koop in Puerto Banús, Marbella

800.000 €

Referentie: R5299858 Slaapkamers: 2 Badkamers: 2 Perceelgrootte: 114m<sup>2</sup> Terras: 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.



## Kenmerken:

### Extra's

Overdekt terras  
Tillen  
Nabij vervoer  
Privé Terras  
Ensuite badkamer  
Marmeren vloeren  
Dubbele beglazing  
24-uurs receptie  
Inbouwkasten  
WiFi  
Sportschool  
Bijkeuken  
Dicht bij moskee  
Optische vezel

### Uitzicht

Garden Views

### Zonorientatie

Oosten  
Zuidoost Zonoriëntatie

### Ligging

Commerciele omgeving  
Dicht bij strand  
Dichtbij haven  
Urbanisatie  
Dichtbij zee  
Dicht bij winkels  
Dichtbij stad  
Dichtbij scholen  
Eerstelijns strand  
Stad  
Haven  
Jachthaven  
Dichtbij jachthaven  
Eerste lijn strandontwikkeling

### Meubilering

optioneel Furniture  
**Parkeergelegenheid**  
ondergrondse parkeergarage  
garage  
private Parking  
overdekte parkeerplaats

### Klimaatbeheersing

Airconditioning  
Koude A/C  
Warme A/C

### Huidige Staat

Goede conditie

### Zwembad

Gemeenschappelijk zwembad

### Tuin

gemeenschappelijke tuin  
aangelegde tuin  
Makkelijk te onderhouden tuin

### Keuken

Volledig ingerichte keuken

### Voorzieningen

Elektriciteit

### Categorie

Vakantiehuis  
Investering  
Aan zee  
Luxe  
Bestaande bouw  
Met Bouwvergunning