

## Sales - Apartment - Puerto Banús

**1.050.000€**



**Ref.-ID: MIBGR5189641**

**Puerto Banús**

**Community: 3,696 EUR / year**

**IBI: 1,766 EUR / year**

**Rubbish: 185 EUR / year**



**2**



**2**



**124 m<sup>2</sup>**

**Apartment**

Located in the exclusive Playas del Duque development, right in the heart of Puerto Banús, this spacious and bright apartment of 124 m<sup>2</sup> built is now available for sale. The apartment features 2 generous bedrooms, 2 full bathrooms, a fully equipped kitchen, and a spacious living-dining area filled with natural light thanks to the large windows from which you can enjoy magnificent views to the communal gardens. The enclosed former terrace adds valuable living space, perfect for a reading nook, extended lounge area, or dining space. Key Features: Built area: 124 m<sup>2</sup> | 2 bedrooms | 2 bathrooms | East-Southeast orientation | Underground parking space included | Mid-floor unit with easy access | Playas del Duque is one of the most sought-after developments in Marbella, renowned for its 24-hour security, expansive tropical gardens, 3 community swimming pools, on-site gym, and direct beach access. The complex also includes a private residents-only restaurant and is just steps from luxury boutiques, top restaurants, and iconic beach clubs in Puerto Banús. This apartment is ideal as a permanent residence, holiday home, or high-return investment property for luxury rentals. A turnkey property ready to enjoy the exclusive Marbella lifestyle.

**Setting**

- ✓ Beachfront
- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools

**Features**

- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring

**Orientation**

- ✓ East

**Condition**

- ✓ Good

**Pool**

- ✓ Communal

**Climate Control**

- ✓ Air Conditioning

**Views**

- ✓ Garden
- ✓ Pool

**Furniture**

- ✓ Fully Furnished

**Garden**

- ✓ Communal

**Security**

- ✓ Gated Complex

**Parking**

- ✓ Communal

**Category**

- ✓ Beachfront
- ✓ Luxury