

## Sales - Apartment - Puerto Banús

# 850.000€



**Ref.-ID: MIBGR5299858**

**Puerto Banús**

**Apartment**

**Community: 2,892 EUR / year**

**IBI: 1,958 EUR / year**

**Rubbish: 189 EUR / year**



**2**



**2**



**114 m2**

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.

**Setting**

- ✓ Beachfront
- ✓ Town
- ✓ Commercial Area
- ✓ Beachside
- ✓ Port
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Marina
- ✓ Close To Marina
- ✓ Urbanisation
- ✓ Front Line Beach Complex

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Gym
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ 24 Hour Reception
- ✓ Near Mosque
- ✓ Fiber Optic

**Category**

- ✓ Beachfront
- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Resale
- ✓ With Planning Permission

**Orientation**

- ✓ East
- ✓ South East

**Furniture**

- ✓ Optional

**Condition**

- ✓ Good

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Communal

**Garden**

- ✓ Communal
- ✓ Landscaped
- ✓ Easy Maintenance

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

**Parking**

- ✓ Underground
- ✓ Garage
- ✓ Covered
- ✓ Private

**Views**

- ✓ Garden

**Utilities**

- ✓ Electricity