Sales - Apartment - Puerto Banús

1.690.000€











Ref.-ID: MIBGR5480623 **Puerto Banús** **Apartment**

Community: 4,200 EUR / year **IBI: 934 EUR / year** **2** **3** **114 m2**

Banús 15 - Duplex Penthouse in Alcazaba Gardens, Puerto Banús Beautifully presented two-bedroom duplex penthouse located in the sought-after residential development of Alcazaba Gardens, just moments from Puerto Banús Marina and the Mediterranean coastline. Distributed across two levels, the property offers bright and well-presented interiors, together with excellent potential to create a third bedroom on the upper floor, providing additional flexibility for those requiring further accommodation. A standout feature is the private roof terrace, offering excellent privacy together with Sea and La Concha mountain views. Designed for low-maintenance outdoor living, the terrace features a dedicated outdoor kitchen and bar area, with generous space for dining, relaxing and entertaining throughout the year. The location is exceptional, with the beachfront promenade less than a two-minute walk away and the restaurants, cafés, hotels, shops and amenities of Puerto Banús all within easy reach. The Golden Mile, including Puente Romano and Marbella Club, is also just a short drive away. The property also benefits from a dedicated private parking space and storage room, both included. Combining an excellent Puerto Banús location, impressive Sea and La Concha mountain views, exceptional private outdoor living and the convenience of both parking and storage, this is an outstanding opportunity as a permanent residence, holiday home or investment property in one of Marbella’s most sought-after locations.

Setting
- ✔ Beachfront
- ✔ Beachside
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Close To Marina
- ✔ Front Line Beach Complex

Orientation
- ✔ South East Orientation

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Port Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Solarium
- ✔ Barbeque

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ 24 Hour Security

Parking
- ✔ Garage
- ✔ Private Parking

Category
- ✔ Beachfront