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## Sales - Apartment - Puerto Banús

## 2.650.000€

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**Ref.-ID: MIBGR5350234** **Puerto Banús** **Apartment**

**4** **3** **240 m2**

A well-positioned duplex penthouse in Puerto Banús, set just a short walk from the marina, beaches, and all amenities, while offering a more private and relaxed setting. The property offers four bedrooms and three bathrooms distributed over two levels, creating a practical layout for both family use and entertaining. The interiors are modern and well maintained, with a fully equipped kitchen designed for everyday living. Several terraces extend the living space outdoors, providing different areas for dining, lounging, and enjoying the Mediterranean climate throughout the day. The community is a standout feature, with beautifully maintained gardens, a large outdoor pool area with sunbeds, and an indoor heated pool for year-round use. Residents also benefit from an on-site café, reception service, and available beauty treatments, adding a convenient, almost resort-style element to the property. The beach and Puerto Banús marina are both within a five-minute walk, placing restaurants, shopping, and nightlife easily accessible without being directly in the busiest part of the area. A strong option for buyers seeking space, comfort, and prime location within Puerto Banús.

**Setting**
- ✔ Town
- ✔ Commercial Area
- ✔ Beachside
- ✔ Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Marina
- ✔ Close To Marina
- ✔ Urbanisation

**Orientation**
- ✔ South East Orientation
- ✔ South West Orientation

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Country Views
- ✔ Pool Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Gym
- ✔ Marble Flooring

**Furniture**
- ✔ Part Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Security**
- ✔ Gated Complex
- ✔ Alarm System
- ✔ 24 Hour Security

**Parking**
- ✔ Communal Parking

**Category**
- ✔ Holiday Homes
- ✔ Luxury
- ✔ Resale