MIBGROUP.ES

**Sales - Apartment - Puerto Banús**

# 1.675.000€

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**Puerto Banús**

**Apartment**

**2**

**2**

**122 m2**

Luxury Apartments & Secure Parking Spaces for Rent: Las Gaviotas - Playas del Duque, Marbella: - Located in the prestigious Las Gaviotas residential complex within Playas del Duque, these high-end units offer comfort, space, and top-tier security in one of Marbella's most sought-after locations. - Generous 122 m² useful floor area situated on the 1st floor, featuring an expansive interior living space, integrated security system, and a private covered terrace with pergola structure. - c. 17 m² useful area located in basement level -2 and wide driving lanes. Building & Complex Amenities: - 24/7 Concierge & Security: Professional reception desk, glass-skylight atrium lounge, and secure keycard entry. - Pristine Common Areas: Elegant marble corridors, lush tropical indoor gardens, and direct elevator access. - Prime Location: Walking distance to Puerto Banús beach, luxury boutiques, fine dining, and prime amenities. Exclusive Luxury Living in Las Gaviotas – Playas del Duque, Puerto Banús: - Experience refined coastal living in one of Marbella's most prestigious gated communities. - Located just moments from Puerto Banús beach, luxury boutiques, and fine dining, these exceptionally spacious residences combine prime location, high-end comfort, and top-tier security. Property Highlights: - Spacious Layouts: Refined residences offering up to 122 m² of useful living space featuring marble floors, ambient lighting, and elegant interiors. - Gourmet Modern Kitchens: Fully fitted with premium stone countertops, sleek white cabinetry, and integrated new appliances. - Private Covered Terrace: Expansive outdoor terrace area with traditional pergola framing, perfect for year-round outdoor dining. - Resort-Style Amenities: 24/7 concierge & reception, glass-skylight atrium lounge, indoor tropical gardens, and smart alarm integration. - Secure Parking & Storage: Direct basement elevator access to reserved underground parking spaces.

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

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Excellent Condition
- ✔ Recently Renovated

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Pre Installed A/C
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Central Heating

**Views**
- ✔ Port Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ WiFi
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ 24 Hour Reception
- ✔ Restaurant On Site
- ✔ Fiber Optic

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

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

**Parking**
- ✔ Underground Parking
- ✔ Garage
- ✔ Covered Parking
- ✔ Street Parking
- ✔ Private Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water

**Category**
- ✔ Bargain
- ✔ Luxury