

**Sales - Apartment - Puerto Banús**  
**4.200.000€**

**www.mibgroup.es**  
**+34 662 58 96 58**  
**info@mibgroup.es**



**Ref.-ID: MIBGR5480587**

**Puerto Banús**

**Apartment**

**Community: 14,076 EUR / year**

**IBI: 2,015 EUR / year**

**Rubbish: 232 EUR / year**



**3**



**3**



**261 m2**

SPECTACULAR DUPLEX PENTHOUSE NEXT TO PUERTO BANÚS Magnificent, spacious property located in an exclusive area just a few minutes' walk from Puerto Banús, the beach, and all kinds of amenities, surrounded by some of the best golf courses on the Costa del Sol. This elegant duplex penthouse, in excellent condition, offers three large bedrooms, three bathrooms, a spacious living room with a dining area and access to a lovely terrace overlooking the pool, as well as a large independent kitchen. One of the property's greatest attractions is its spectacular and spacious terraces, ideal for enjoying the Mediterranean climate, with beautiful sea and mountain views. The property includes two parking spaces and a storage room. All of this is within an exclusive gated community with 24-hour security, a swimming pool, a gym, and beautifully landscaped communal gardens. An ideal property for those looking to enjoy a large home, spacious outdoor areas and a prime location, in one of the most sought-after areas of Marbella and just minutes from Puerto Banús.

|                                                                                                                                                                                                                                                                                                                               |                                                                                                                           |                                                                                 |                                                                            |                                                                                                                                                                 |                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Setting</b> <ul style="list-style-type: none"> <li>✓ Close To Port</li> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Close To Town</li> <li>✓ Close To Schools</li> </ul>                                                                                                                                       | <b>Orientation</b> <ul style="list-style-type: none"> <li>✓ South West</li> </ul>                                         | <b>Condition</b> <ul style="list-style-type: none"> <li>✓ Excellent</li> </ul>  | <b>Pool</b> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>   | <b>Climate Control</b> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Hot A/C</li> <li>✓ Cold A/C</li> <li>✓ Fireplace</li> </ul>         | <b>Views</b> <ul style="list-style-type: none"> <li>✓ Sea</li> <li>✓ Mountain</li> <li>✓ Garden</li> <li>✓ Pool</li> <li>✓ Urban</li> </ul> |
| <b>Features</b> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Lift</li> <li>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ Gym</li> <li>✓ Sauna</li> <li>✓ Storage Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Marble Flooring</li> <li>✓ Double Glazing</li> </ul> | <b>Furniture</b> <ul style="list-style-type: none"> <li>✓ Not Furnished</li> </ul>                                        | <b>Kitchen</b> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul> | <b>Garden</b> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul> | <b>Security</b> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ Electric Blinds</li> <li>✓ Entry Phone</li> <li>✓ 24 Hour Security</li> </ul> | <b>Parking</b> <ul style="list-style-type: none"> <li>✓ Garage</li> <li>✓ More Than One</li> <li>✓ Private</li> </ul>                       |
| <b>Utilities</b> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> </ul>                                                                                                                                                                                                                   | <b>Category</b> <ul style="list-style-type: none"> <li>✓ Holiday Homes</li> <li>✓ Investment</li> <li>✓ Resale</li> </ul> |                                                                                 |                                                                            |                                                                                                                                                                 |                                                                                                                                             |