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Sales - Apartment - Puerto Banús

3.290.000€

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Ref.-ID: MIBGR5550007 **Puerto Banús** **Apartment**

Community: 10,200 EUR / year **IBI: 1 EUR / year** **Rubbish: 1 EUR / year** **4** **4** **198 m2**

Key-Ready Trophy Duplex Penthouse in La Alcazaba | Unique Design Concept by Melvin Villarroel & Active Tourist License Positioned in second-line beach within the prestigious enclave of La Alcazaba, Puerto Banús, this exceptional duplex penthouse is a fully turnkey, key-ready luxury residence that seamlessly masterclasses coastal elegance with investment performance. Embodying the iconic architectural design concept of Melvin Villarroel, the property highlights organic Mediterranean lines, bespoke structural flow, and timeless resort-style luxury living. Property & Design Highlights: Turnkey Condition: Key-ready asset with high-end finishes, ready for immediate occupation or luxury rental management. Interior Space: 198 m² of meticulously executed interior living area. Expansive Terrace & Balcony Areas: Features 193 m² of total outdoor space, including 3 private balconies on the main level and two upper-level terraces with direct, continuous access that fluidly extend the open-plan indoor living and kitchen zones into an ultimate open-air chill-out sanctuary. Common Areas: 42 m² of shared elements (overall built area 433 m²). Architectural Layout: Main Level (Private Sanctuary): Features 4 beautifully appointed bedrooms and 3 en-suite bathrooms, each opening onto private balconies to guarantee maximum peace, light, and privacy. Upper Level (Lifestyle & Entertainment): A light-filled open-plan living and dining concept with an integrated modern kitchen, flowing effortlessly onto the expansive panoramic terraces and solarium. World-Class Resort Amenities: Residents enjoy 24-hour reception & concierge service, an indoor heated pool, a stunning outdoor pool, a fully equipped gym, an on-site restaurant, and a luxury spa with lush tropical gardens. Investment Edge: Holds an active official Tourist Rental License, providing an immediate, high-yield opportunity in a prime Mediterranean market. Extras: Includes a private underground parking space and a storage room (trastero). Set within a secure 24-hour gated community just steps away from the iconic Puerto Banús marina, elite boutiques, and fine dining.

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

Orientation
- ✔ East Facing
- ✔ South Facing
- ✔ West Facing

Condition
- ✔ Excellent Condition
- ✔ Recently Renovated

Pool
- ✔ Communal Pool
- ✔ Indoor Pool
- ✔ Heated Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Central Heating
- ✔ Fireplace
- ✔ U/F Heating
- ✔ U/F/H Bathrooms

Views
- ✔ Mountain Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views
- ✔ Courtyard Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ Satellite TV
- ✔ WiFi
- ✔ Gym
- ✔ Sauna
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Bar
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Domotics
- ✔ 24 Hour Reception
- ✔ Restaurant On Site
- ✔ Near Mosque
- ✔ Near Church
- ✔ Basement
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ Entry Phone
- ✔ 24 Hour Security
- ✔ Safe

Parking
- ✔ Underground Parking
- ✔ Garage
- ✔ Street Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Bargain
- ✔ Cheap
- ✔ Holiday Homes
- ✔ Investment
- ✔ Luxury
- ✔ Contemporary