Sales - Apartment - Puerto Banús

850.000€

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Ref.-ID: MIBGR5306425 **Puerto Banús** **Apartment**

Community: 2,892 EUR / year **IBI: 1,958 EUR / year** **Rubbish: 189 EUR / year**

 **2**

 **2**

 **114 m2**

A prime apartment for sale in Puerto Banús, located within the prestigious beachfront Club Playas del Duque complex. This bright and spacious 2-bedroom, 2-bathroom property features generous living areas, comfortable bedrooms, and a private terrace overlooking beautifully landscaped gardens. There is excellent potential to add a third bedroom and bathroom by redesigning the kitchen into a modern open-plan layout - adding both value and appeal. Residents enjoy 24-hour security and concierge, three swimming pools, two private on-site restaurants, and direct beach access through 40,000 m² of tropical gardens. Gym, supermarket, pharmacy, cafés and restaurants are all within walking distance. Includes private garage parking, sold furnished. An outstanding investment opportunity in Marbella - ideal as a luxury holiday home, permanent residence, or high-yield rental property in one of the Costa del Sol’s most sought-after beachfront communities. Tourist license in place

Setting
- Beachfront
- Town
- Commercial Area
- Beachside
- Port
- Close To Port
- Close To Shops
- Close To Sea
- Close To Town
- Close To Schools
- Marina
- Close To Marina
- Urbanisation
- Front Line Beach Complex

Orientation
- East Facing
- South East Orientation

Condition
- Good Condition

Pool
- Communal Pool

Climate Control
- Air Conditioning
- Hot A/C
- Cold A/C

Views
- Garden Views

Features
- Covered Terrace
- Lift
- Fitted Wardrobes
- Near Transport
- Private Terrace
- WiFi
- Gym
- Utility Room
- Ensuite Bathroom
- Marble Flooring
- Double Glazing
- 24 Hour Reception
- Near Mosque
- Fiber Optic

Furniture
- Optional Furniture

Kitchen
- Fully Fitted Kitchen

Garden
- Communal Garden
- Landscaped Garden
- Easy Maintenance Garden

Parking
- Underground Parking
- Garage
- Covered Parking
- Private Parking

Utilities
- Electricity

Category
- Beachfront
- Holiday Homes
- Investment
- Luxury
- Resale
- With Planning Permission




















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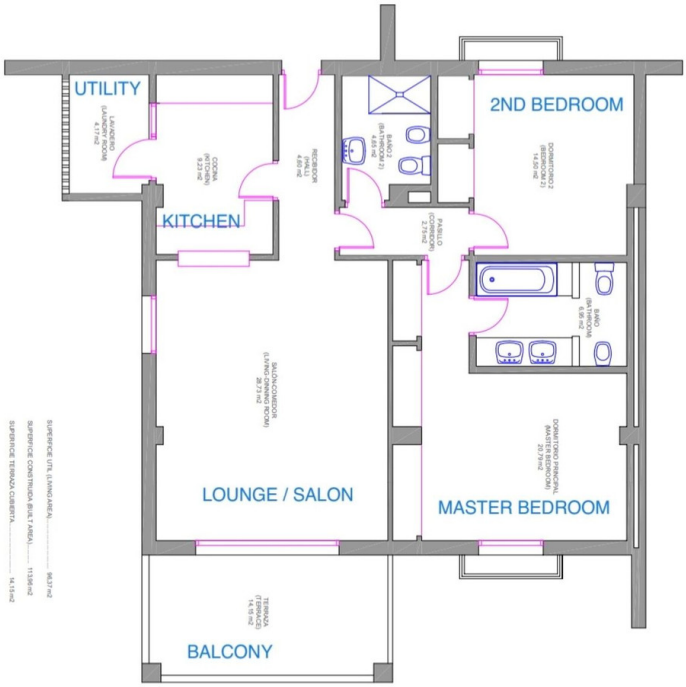











UTILITY
KITCHEN
2ND BEDROOM
LOUNGE / SALON
MASTER BEDROOM
BALCONY













