

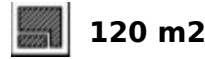
**Ref.-ID: MIBGR5412613**

**Puerto Banús**

**Apartment**

**IBI: 1,655 EUR / year**

**Rubbish: 186 EUR / year**



Magnificent ground-floor apartment located in the prestigious Playas del Duque development, one of the most exclusive residential complexes in Puerto Banús. The community boasts more than 30,000 m<sup>2</sup> of beautifully maintained tropical gardens, three swimming pools, on-site dining facilities, direct access to both the beach and the marina, as well as 24-hour concierge and security services. The property offers 120 m<sup>2</sup> of interior living space plus a 17 m<sup>2</sup> terrace. The layout comprises two spacious bedrooms, two bathrooms, a generous living and dining area, and a fully equipped kitchen. It also features an additional small room, currently arranged as a third bedroom, together with a practical utility room incorporating a laundry and drying area. The terrace serves as a true extension of the living space, providing an ideal outdoor lounge area overlooking the development's beautifully landscaped gardens. The apartment is presented in good condition and provides an excellent opportunity either to enjoy immediately or to undertake a cosmetic update tailored to the new owner's personal taste. Additional features include marble flooring, fitted wardrobes, and a hot and cold air-conditioning system that was completely renewed in 2025. The property also includes a large private parking space with direct lift access.

**Setting**

- ✓ Beachfront
- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools

**Climate Control**

- ✓ Air Conditioning

**Garden**

- ✓ Communal

**Orientation**

- ✓ North

**Views**

- ✓ Garden

**Security**

- ✓ Gated Complex
- ✓ Entry Phone
- ✓ 24 Hour Security

**Condition**

- ✓ Good

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Marble Flooring
- ✓ Double Glazing

**Parking**

- ✓ Private

**Pool**

- ✓ Communal

**Kitchen**

- ✓ Partially Fitted

**Category**

- ✓ Beachfront



























