

Ref.-ID: MIBGR5400670

Marbella

Apartment



This stunning duplex penthouse without furniture is located in one of the most prestigious residential complexes in Puerto Banús, Marbella. A unique home that combines space, natural light and comfort, surrounded by first-class communal areas. On the main floor you will find a spacious and bright living-dining room with direct access to a sunny terrace, a fully equipped independent kitchen, two bedrooms (one of them en suite) and an additional bathroom. The upper floor features an elegant master bedroom en suite with two private terraces on either side (offering sea views and views of La Concha mountain), ideal for enjoying the sun, sea breeze and views throughout the day. The complex offers a communal swimming pool, gym, landscaped gardens and a parking space, all within a safe and peaceful environment, just a few minutes' walk from the beach, restaurants and shopping areas of Puerto Banús. Community fees are not included in the price and will be the responsibility of the landlord. Utilities billed individually by meter (water, electricity, gas): these depend on consumption and will be the responsibility of the tenant (Art. 20.3 LAU). Legal security deposit: One month's rent (Art. 36.1 LAU). Optional additional security deposit: (Art. 36.5 LAU, maximum 2 months' rent). Real estate agency fees and contract formalization costs are the responsibility of the landlord (Art. 20.1 LAU). In Andalusia, there is an exemption for leases of primary residences pursuant to Art. 33.2.24 of Law 5/2021 on Assigned Taxes regarding the ITP. This information is for guidance only and is provided in accordance with Art. 20.1.c) TRLGDCU. FRL

Orientation

✓ South

Pool

✓ Communal

Climate Control

✓ Central Heating

Features

- ✓ Lift
- ✓ Private Terrace
- ✓ Solarium
- ✓ Wood Flooring
- ✓ Access for people with reduced mobility
- ✓ Marble Flooring
- ✓ Basement

Furniture

✓ Part Furnished

Kitchen

✓ Fully Fitted

Parking

✓ Private



























