



Продажа - Апартамент - Puerto Banús  
**1.100.000€**

[www.mibgroup.es](http://www.mibgroup.es)  
+34 661 89 71 88  
info@mibgroup.es



Ref.-ID: MIBGR5287678

Puerto Banús

Апартамент

Коммунальные: 3,180 EUR / год

ИБИ: 1,601 EUR / год

Мусор: 92 EUR / год



2



2



130 m<sup>2</sup>

Welcome to an exceptional opportunity in one of Marbella's most prestigious beachfront communities — Playas del Duque, in the heart of Puerto Banús. This beautifully renovated residence offers 120 m<sup>2</sup> of stylish living space with direct sea access and an array of luxury features designed for modern coastal living. Property Highlights • Prime first-line location — wake up to the sound of the Mediterranean and enjoy effortless access to the beach and promenade. • 2 spacious bedrooms & 2 fully equipped bathrooms — perfect for full-time living, seasonal residence or high-end rental. • Elegant modern renovation — high-quality finishes, functional layout and an inviting atmosphere throughout. • Fireplace & parquet flooring — creating warmth, style and timeless character. • Built-in wardrobes & abundant storage space — smart design for comfort and convenience. • Integrated and well-appointed kitchen — plenty of storage, ideal for everyday living and entertaining. • Underground garage included in price — priceless convenience in one of the most sought-after beachfront neighbourhoods. Exclusive Community & Lifestyle This stunning residence lies within the distinguished Playas del Duque complex, characterised by:

• 24-hour security and concierge services • Extensive landscaped gardens and multiple swimming pools • Direct private access to the beach and vibrant beachfront promenade • Walkable to world-class beach clubs, cafes, restaurants, boutiques and Puerto Banús marina • Resident amenities including fitness and wellness facilities nearby. Playas del Duque is one of the Costa del Sol's most exclusive and stable property markets, with limited new supply and consistently high demand from both international buyers and luxury investors. Comparable frontline apartments with similar specifications regularly trade at or above the €1.1M range, reflecting the unique value of this location and lifestyle. This particular apartment offers excellent value relative to comparable listings — combining beach access, quality renovation, generous space and a garage — making it an attractive choice for both owner-occupiers and investors seeking capital appreciation and rental potential.

<b>Расположение</b>	<b>Состояние</b>	<b>бассейн</b>	<b>Климат-контроль</b>	<b>вид</b>	<b>Особенности</b>
✓ Первая линия пляжа	✓ Отличное	✓ Общий	✓ Кондиционер	✓ Сад	✓ Лифт
✓ Город			✓ Кондиционер холодного	✓ Город	✓ Встроенные шкафы
✓ Коммерческая зона			воздуха		✓ Рядом с транспортом
✓ На побережье			✓ Кондиционер горячего воздуха		✓ WiFi
✓ Порт			✓ Камин		✓ Кладовка
✓ Рядом с портом			✓ Полы с подогревом		✓ Подсобное помещение
✓ Рядом с магазинами			✓ Полы с подогревом в ванной		✓ Двойные стеклопакеты
✓ Рядом с морем					✓ Круглосуточная ресепшн
✓ Рядом с городом					✓ Оптическое волокно
✓ Близко к школам					
✓ Порт					
✓ Рядом с портом					
✓ Урбанизация					
✓ Передняя линия комплекс					
<b>Мебель</b>	<b>Кухня</b>	<b>Сад</b>	<b>меры безопасности</b>	<b>Парковка</b>	<b>Коммунальные услуги</b>
✓ Полностью меблированный	✓ Полностью оборудованная	✓ Общественный	✓ Огражденный комплекс	✓ Подземная	✓ Электричество
			✓ Домофон	✓ Гараж	
			✓ Сигнализация		
			✓ Охрана 24 часа		
<b>Категория</b>					
✓ Первая линия пляжа					
✓ Дома для отдыха					
✓ Инвестиции					
✓ Элитная					
✓ Перепродажа					
✓ Современного					