

# Middle Floor Apartment for sale in Puerto Banús, Marbella

995,000 €

Reference: R4850794 Bedrooms: 3 Bathrooms: 2 Build Size: 145m<sup>2</sup> Terrace: 12m<sup>2</sup>





info@delsolstates.com

+34 691 890 756

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## Costa del Sol, Puerto Banús

Luxury Apartment in Playas del Duque, Puerto Banús

This exclusive apartment is located in the prestigious Playas del Duque complex, right on the beachfront in Puerto Banús. With an unbeatable location, it offers direct access to the best shops, restaurants, and beaches of the Costa del Sol.

Originally designed with 2 bedrooms, the apartment has been renovated to include a third bedroom, offering a versatile layout that now features:

2 spacious bedrooms and a smaller third bedroom, ideal as an office, guest room, or for personalized use.

2 full bathrooms, including one en-suite.

Bright spaces thanks to its west-facing orientation and abundant natural light.

A private 12 m<sup>2</sup> terrace with lovely views of the sea and surrounding streets.

With a total of 145 m<sup>2</sup> built, this property combines elegance and functionality, featuring modern finishes, air conditioning, fitted wardrobes, and a fully equipped kitchen.

Community areas and services:

Landscaped communal gardens.

Communal swimming pools.

24-hour security and concierge service.

Underground parking with a garage space included in the price.

This apartment represents a unique opportunity to enjoy luxury and comfort in one of Puerto Banús's most prestigious complexes. Perfect as a primary residence, second home, or investment.

Don't miss the chance to experience the exclusive lifestyle that Playas del Duque offers!

## Features:

### Features

Lift  
Near Transport  
Private Terrace  
Ensuite Bathroom  
24 Hour Reception  
Fitted Wardrobes

### Views

Sea  
Street

### Pool

Communal

### Security

Gated Complex  
24 Hour Security

### Orientation

West

### Setting

Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Beachfront  
Port  
Front Line Beach Complex

### Kitchen

Fully Fitted

### Parking

Underground  
Garage

### Climate Control

Air Conditioning

### Condition

Excellent

### Garden

Communal  
Landscaped