



## Penthouse Duplex for sale in Los Granados, Puerto Banús, Marbella

6,500,000 €

Reference: R4846468   Bedrooms: 3   Bathrooms: 3   Build Size: 557m<sup>2</sup>   Terrace: 294m<sup>2</sup>





## Costa del Sol, Puerto Banús

Duplex Penthouse for sale in Los Granados II, Puerto Banús

This luxury beachfront duplex penthouse is located just 500 metres east of Puerto Banús, within walking distance to the marina, shops, restaurants, and boutiques via the scenic promenade.

Positioned in one of the most prestigious areas of the Costa del Sol, this property offers the ultimate combination of privacy, security, and convenience.

### Community Features

The exclusive Los Granados community is fully fenced and provides 24-hour security, ensuring peace of mind for its residents.

The complex boasts tropical landscaped gardens, two luxurious swimming pools—one outdoor and one indoor heated pool—as well as a clubhouse with top-notch amenities, including a gymnasium, changing rooms, and a Turkish bath.

### Interior Layout

This south-facing duplex penthouse is spread across two floors, featuring 3 bedrooms and 3 bathrooms.

#### First Floor:

Upon entry, the spacious living room leads out to spectacular terraces with panoramic sea views.

This level includes two guest suites, one with captivating sea views and the other with serene mountain views.

The fully fitted kitchen with a dining area is equipped with modern appliances and ample space for family gatherings.

Additionally, there is a guest cloakroom toilet for convenience.

#### Upper Floor:

The top floor is dedicated to the master suite, which includes a large dressing room, a luxurious double bathroom, and a private terrace accessible from both the bedroom and the bathroom.

The terrace offers an incredible outdoor experience with its expansive layout and stunning views.

### Solarium and Outdoor Living

The penthouse's highlight is the expansive solarium, which includes a chic chill-out area, a BBQ setup, and a private pool equipped with a jet stream for a relaxing swim, making it the perfect space for outdoor entertaining or unwinding while enjoying breathtaking views of the Mediterranean.

### Additional Features

The penthouse is outfitted with marble floors, electric shutters, and air conditioning with a heat pump to ensure comfort year-round.

The property also includes a parking space and a storeroom, adding further value and convenience.

This property offers an unmatched opportunity to enjoy luxury beachfront living in the heart of Puerto Banús, with every amenity needed for a life of comfort and elegance.

Additional internal photos available upon request



## Features:

Features	Orientation	Climate Control
Lift	South	Air Conditioning
Near Transport		
Private Terrace		
Storage Room		
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
Gym		
Sauna		
Views	Setting	Condition
Sea	Beachside	Good
Mountain	Close To Port	
Garden	Close To Sea	
Pool	Close To Shops	
	Close To Town	
	Close To Schools	
	Beachfront	
	Close To Marina	
	Front Line Beach Complex	
Pool	Kitchen	Garden
Communal	Fully Fitted	Communal
Heated	Partially Fitted	
Indoor		
Private		
Security	Parking	Utilities
Gated Complex	Underground	Electricity
24 Hour Security	Private	Drinkable Water
Category	Energy Rating	CO2 Emission Rating
Beachfront	D	D
Luxury		
Resale		