



## Duplex te koop in Puerto Banús, Marbella West

3.195.000 €

Referentie: R5121361 Slaapkamers: 3 Badkamers: 3 Perceelgrootte: 275m<sup>2</sup> Terras: 60m<sup>2</sup>





## Costa del Sol, Puerto Banús

### IN THE HEART OF PUERTO BANUS

This duplex apartment boasts a frontline position in the iconic Benábola, right in Puerto Banús Marina. Surrounded by luxury yachts, high-end boutiques, gourmet restaurants, and just steps from the beach, this is one of the most sought-after and prestigious addresses on the Costa del Sol.

The property holds a commercial license offering a rare opportunity in one of the most exclusive and high-traffic areas of Marbella. Its frontline position in Puerto Banús ensures maximum visibility.

Also the residential area provides privacy and comfort – with potential to add a rooftop terrace, further elevating both lifestyle and long-term value.

Entry level you will find a large living room area with an open fire place and high ceiling that today hosts a hair salon. The stair case leading up to the second floor was hand crafted to elevate the architecture of this beautiful apartment. Upstairs you will find 2 Bedrooms and a living room that today is converted into a bedroom, on this floor you will also find the kitchen. From the living room you can enjoy some of the most spectacular views of Puerto Banus and la concha. This truly an impressive property that must be seen.

### PROPERTY HIGHLIGHTS

- Sea, marina & La Concha views
- Commercial license
- Possibility to build a rooftop terrace (35 sqm)
- In the heart of Puerto Banús
- Prime location for both living and investment
- Two entrances with automated doors (swing & sliding)
- Underfloor heating (zoned) & centralized vacuum system
- Home automation: lighting, electric curtains, cromotherapy
- 3 wood-burning fireplaces in Daino Reale aged marble
- Fully equipped kitchen & laundry with Miele appliances
- Italian marbles: Daino Reale, Imperial, Serpellone
- Iroko bay window with armored glass
- Venetian plaster finishes
- SONOS multimedia system, 2 surround systems (5.1 cinema), 15 speakers

Asking Price: 3.195.000€ (3.300.000€ including furniture)

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We understand that every investment matters. That's why our collaborating mortgage brokerage team works tirelessly



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## Kenmerken:

### Extra's

Nabij transport  
Privéterras  
Marmeren vloeren  
Dubbele beglazing  
Solarium  
Wifi  
Houten vloeren  
Jacuzzi  
Domotica

### Uitzicht

Zee  
Berg  
Panoramisch  
Haven  
Straat

### Meubilering

Volledig ingericht

### Energiebeoordeling

B

### Zonorientatie

Zuiden

### Ligging

Strand  
Dicht bij de poort  
Dicht bij zee  
Dicht bij winkels  
Dicht bij de stad  
Dicht bij scholen  
Aan het strand

### Voorzieningen

Telefoon

### CO2 Emission Rating

B

### Klimaatbeheersing

Airconditioning  
Haard

### Huidige Staat

Goed

### Categorie

Aan het strand  
Luxe