



# Middle Floor Apartment for sale in Las Gaviotas, Playas del Duque, Puerto Banús, Marbella

1,300,000 €

Reference: R5249251 Bedrooms: 3 Bathrooms: 3 Build Size: 165m<sup>2</sup> Terrace: 10m<sup>2</sup>





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## Costa del Sol, Puerto Banús

Modern & Comfortable 3-Bedroom Apartment for Sale in Las Gaviotas, Playas del Duque – Puerto Banús

Introducing a stylish and spacious apartment located in the prestigious Las Gaviotas development within Playas del Duque, one of Puerto Banús' most sought-after luxury communities. This elegant home features three large double bedrooms, each with its own ensuite bathroom, offering maximum privacy and comfort.

The apartment boasts a generous terrace with a chic chill-out lounge and outdoor dining area, perfect for soaking up Marbella's lifestyle and enjoying warm Mediterranean evenings.

Set within an exclusive gated complex with 24-hour concierge, residents benefit from exceptional facilities, including three swimming pools plus children's pools, beautifully maintained gardens, and underground parking.

Located just steps away from all amenities—beaches, boutiques, restaurants, supermarkets, and the vibrant Puerto Banús marina—this is the ideal residence or high-end investment opportunity.

### Important Notice:

- The property will be available for sale from June 2026
- Viewings require 24-48 hours' notice

A rare opportunity to acquire a prime property in one of Marbella's most desirable addresses.



## Features:

### Features

Covered Terrace  
Lift  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
24 Hour Reception  
Fitted Wardrobes  
Utility Room  
Fiber Optic

### Views

Pool  
Street

### Pool

Communal  
Children`s Pool

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

South

### Setting

Beachside  
Close To Port  
Close To Sea  
Close To Shops  
Close To Schools  
Town  
Close To Marina

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Electric Blinds  
Entry Phone

### Category

Holiday Homes  
Beachfront

### Climate Control

Air Conditioning

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground