



# Lejlighed i midten etage til salg i Puerto Banús, Marbella West

800.000 €

Reference: R5299858    Soveværelser: 2    Badeværelser: 2    Byg Størrelse: 114m<sup>2</sup>    Terrasse: 14m<sup>2</sup>





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## Costa del Sol, Puerto Banús

A stunning two-bedroom, two-bathroom apartment located within one of Puerto Banús' most sought-after beachfront complexes, Club Playas del Duque . The property is bright and generously proportioned, offering spacious living areas and comfortable bedrooms, all flowing seamlessly onto a private terrace with pleasant views towards the landscaped gardens.

The layout also offers excellent potential: if desired, a third bedroom and bathroom could be created by reconfiguring the kitchen and laundry area, while opening the kitchen into the living space to create a modern open-plan design.

Residents enjoy an exceptional level of amenities, including 24-hour concierge and security services, three swimming pools, and two private restaurants set within the beautifully maintained gardens, exclusively for residents. The complex boasts direct access through over 40,000 m<sup>2</sup> of private landscaped gardens leading straight onto the beach and promenade. Widely regarded as one of the finest, if not the finest, private beachfront complexes in Puerto Banús.

Everyday convenience is unmatched, with a gym, pharmacy, cafés, restaurants, and a supermarket all located within the same block.

The property includes a private garage space, and the furniture is negotiable.

An outstanding opportunity to acquire a superb apartment in one of Marbella's most desirable locations, ideal as a full-time residence, a luxurious holiday home, or a high-performing investment with excellent rental potential.



## Funktioner:

### Funktioner

Dækket terrasse  
Elevator  
I nærheden af transport  
Privat terrasse  
Ensuite badeværelse  
Marmorgulve  
Dobbeltvindue  
24 timers modtagelse  
Monterede garderober  
Wifi  
Gymnastiksal  
Værktøjsrum  
I nærheden af moskeen  
Fiberoptik

### Synspunkter

Have

### Orientering

Øst  
Sydøst

### Klimakontrol

Aircondition  
Kold aircondition  
Varm aircondition

### Indstilling

Kommercielt område  
Strandside  
Tæt på havn  
Urbanisering  
Tæt på havet  
Tæt på butikker  
Tæt på byen  
Tæt på skoler  
Beachfront  
By  
Havn  
Marina  
Tæt på marina  
Front Line Beach Complex

### Tilstand

God

### Pool

Kommunal

### Have

Kommunal  
Anlæg  
Nem vedligeholdelse

### Møbel

Valgfri

### Parkering

Underjordisk  
Garage  
Privat  
Dækket

### Køkken

Fuldt monteret

### Hjælpeprogrammer

Elektricitet

### Kategori

Holiday Homes  
Investering  
Beachfront  
Luksus  
Videresalg  
Med planlægningstilladelse