



## Duplex for sale in Gray D´Albion, Puerto Banús, Marbella

2,200,000 €

Reference: R4841134 Bedrooms: 3 Bathrooms: 4 Build Size: 352m<sup>2</sup> Terrace: 53m<sup>2</sup>





## Costa del Sol, Puerto Banús

Location, Luxury, Lifestyle!

This exquisite duplex ground-floor apartment is perfectly situated in Gray DÁlbion set in the heart of Puerto Banús, offering frontline beach living with direct access to the sandy shores and vibrant promenade.

Boasting 3 spacious bedrooms and 4 modern bathrooms, this property is the epitome of luxury on the Costa del Sol.

The apartment welcomes you with an impressive palace-style entrance hall, setting the tone for the elegance within.

The open-plan living area on the lower level is ideal for both relaxation and entertaining, while the upper level provides privacy with 3 bedrooms, each with its own en-suite bathroom.

The master suite is a true haven, split into three distinct areas: his and hers dressing rooms, a lavish sleeping area with panoramic sea views and terrace access, and a luxurious bathroom featuring his and hers showers, a jacuzzi tub with a view, and a separate toilet.

The expansive living space includes a state-of-the-art Siematic kitchen, designed for both beauty and functionality, complete with cutting-edge appliances like an iPhone-integrated extractor.

This open space flows seamlessly into the dining and lounge areas, which lead to a spacious terrace overlooking tropical gardens—perfect for alfresco dining or simply enjoying the Mediterranean climate.

Completely renovated in 2014, the apartment is fitted with the finest materials and modern design elements, offering numerous high-end features.

The full domotic system controls electric blinds, air conditioning, underfloor heating, and ambient LED lighting throughout the property.

For the ultimate convenience, a music system with integrated ceiling speakers is installed in every bedroom, while the bathrooms are equipped with Hansgrohe fittings and Porcelanosa tiles.

This exclusive property includes two parking spaces, a storage room, and a separate studio apartment—ideal for staff quarters or as an office.

The community itself is set amidst lush subtropical gardens and offers a large communal pool, with direct access to the beach just 50 metres away.

This is a unique opportunity to enjoy luxury beachfront living in one of the most sought-after locations on the Costa del Sol, combining elegance, comfort, and the unbeatable lifestyle of Puerto Banús.



## Features:

### Features

Private Terrace  
Satellite TV  
Ensuite Bathroom  
Double Glazing  
WiFi  
Domotics

### Views

Sea  
Beach  
Port

### Pool

Communal

### Garden

Private

### Category

Beachfront  
Luxury  
Resale

### Orientation

South

### Setting

Beachside  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Beachfront  
Port  
Marina  
Close To Marina  
Front Line Beach Complex

### Furniture

Not Furnished

### Security

Gated Complex  
24 Hour Security  
Entry Phone

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
U/F/H Bathrooms

### Condition

Excellent  
Recently Refurbished  
Recently Renovated  
New Construction

### Kitchen

Fully Fitted

### Parking

Underground