



## Middle Floor Apartment for sale in Puerto Banús, Marbella

**1,100,000 €**Reference: R5287678   Bedrooms: 2   Bathrooms: 2   Build Size: 130m<sup>2</sup>   Terrace: 2m<sup>2</sup>



## Costa del Sol, Puerto Banús

Welcome to an exceptional opportunity in one of Marbella's most prestigious beachfront communities — Playas del Duque, in the heart of Puerto Banús. This beautifully renovated residence offers 120 m<sup>2</sup> of stylish living space with direct sea access and an array of luxury features designed for modern coastal living. **Property Highlights**

- Prime first-line location — wake up to the sound of the Mediterranean and enjoy effortless access to the beach and promenade.
- 2 spacious bedrooms & 2 fully equipped bathrooms — perfect for full-time living, seasonal residence or high-end rental.
- Elegant modern renovation — high-quality finishes, functional layout and an inviting atmosphere throughout.
- Fireplace & parquet flooring — creating warmth, style and timeless character.
- Built-in wardrobes & abundant storage space — smart design for comfort and convenience.
- Integrated and well-appointed kitchen — plenty of storage, ideal for everyday living and entertaining.
- Underground garage included in price — priceless convenience in one of the most sought-after beachfront neighbourhoods.

**Exclusive Community & Lifestyle** This stunning residence lies within the distinguished Playas del Duque complex, characterised by:

- 24-hour security and concierge services
- Extensive landscaped gardens and multiple swimming pools
- Direct private access to the beach and vibrant beachfront promenade
- Walkable to world-class beach clubs, cafes, restaurants, boutiques and Puerto Banús marina
- Resident amenities including fitness and wellness facilities nearby.

Playas del Duque is one of the Costa del Sol's most exclusive and stable property markets, with limited new supply and consistently high demand from both international buyers and luxury investors. Comparable frontline apartments with similar specifications regularly trade at or above the €1.1M range, reflecting the unique value of this location and lifestyle. This particular apartment offers excellent value relative to comparable listings — combining beach access, quality renovation, generous space and a garage — making it an attractive choice for both owner-occupiers and investors seeking capital appreciation and rental potential.



## Features:

Features	Climate Control	Views
Lift	Air Conditioning	Garden
Near Transport	Cold A/C	Urban
Storage Room	Hot A/C	
Double Glazing	Fireplace	
24 Hour Reception	U/F Heating	
Fitted Wardrobes	U/F/H Bathrooms	
Utility Room		
WiFi		
Fiber Optic		
Setting	Condition	Pool
Commercial Area	Excellent	Communal
Beachside		
Close To Port		
Urbanisation		
Close To Sea		
Close To Shops		
Close To Town		
Close To Schools		
Town		
Close To Marina		
Beachfront		
Front Line Beach Complex		
Port		
Marina		
Furniture	Kitchen	Garden
Fully Furnished	Fully Fitted	Communal
Security	Parking	Utilities
Gated Complex	Underground	Electricity
24 Hour Security	Garage	
Alarm System		
Entry Phone		
Category	CO2 Emission Rating	Energy Rating
Holiday Homes	D	E
Investment		
Resale		
Beachfront		
Luxury		
Contemporary		