



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

800,000 €

Reference: R5299858 Bedrooms: 2 Bathrooms: 2 Build Size: 114m<sup>2</sup> Terrace: 14m<sup>2</sup>





## 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.

**Features:****Features**

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
24 Hour Reception  
Fitted Wardrobes  
Utility Room  
WiFi  
Gym  
Fiber Optic  
Near Mosque

**Views**

Garden

**Orientation**

East  
South East

**Climate Control**

Air Conditioning  
Cold A/C  
Hot A/C

**Setting**

Commercial Area  
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

**Condition**

Good

**Pool**

Communal

**Garden**

Communal  
Landscaped  
Easy Maintenance

**Furniture**

Optional

**Parking**

Underground  
Garage  
Private  
Covered

**Kitchen**

Fully Fitted

**Utilities**

Electricity

**Category**

Holiday Homes  
Investment  
Resale  
Beachfront  
Luxury  
With Planning Permission