



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

800,000 €

Reference: R5306425   Bedrooms: 2   Bathrooms: 2   Build Size: 114m<sup>2</sup>   Terrace: 14m<sup>2</sup>





## Costa del Sol, Puerto Banús

A prime apartment for sale in Puerto Banús, located within the prestigious beachfront Playas del Duque complex.

This bright and spacious 2-bedroom, 2-bathroom property features generous living areas, comfortable bedrooms, and a private terrace overlooking beautifully landscaped gardens. There is excellent potential to add a third bedroom and bathroom by redesigning the kitchen into a modern open-plan layout - adding both value and appeal.

Residents enjoy 24-hour security and concierge, three swimming pools, two private on-site restaurants, and direct beach access through 40,000 m<sup>2</sup> of tropical gardens. Gym, supermarket, pharmacy, cafés and restaurants are all within walking distance.

Includes private garage parking. Furniture negotiable.

An outstanding investment opportunity in Marbella - ideal as a luxury holiday home, permanent residence, or high-yield rental property in one of the Costa del Sol's most sought-after beachfront communities.



## Features:

Features	Orientation	Climate Control
Covered Terrace	East	Air Conditioning
Lift	South East	Cold A/C
Near Transport		Hot A/C
Private Terrace		
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
24 Hour Reception		
Fitted Wardrobes		
WiFi		
Gym		
Utility Room		
Near Mosque		
Fiber Optic		
Views	Setting	Condition
Garden	Commercial Area	Good
	Beachside	
	Close To Port	
	Urbanisation	
	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Schools	
	Beachfront	
	Town	
	Port	
	Marina	
	Close To Marina	
	Front Line Beach Complex	
Pool	Furniture	Kitchen
Communal	Optional	Fully Fitted
Garden	Parking	Utilities
Communal	Underground	Electricity
Landscaped	Garage	
Easy Maintenance	Private	
	Covered	
Category		
Holiday Homes		
Investment		
Beachfront		
Luxury		
Resale		
With Planning Permission		