



## 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

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

### 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  
Beachfront  
Town  
Port  
Marina  
Close To Marina  
Front Line Beach Complex

### 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  
Beachfront  
Luxury  
Resale  
With Planning Permission