



## 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

Lift  
Near Transport  
Storage Room  
Double Glazing  
24 Hour Reception  
Fitted Wardrobes  
WiFi  
Utility Room  
Fiber Optic

### 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

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Entry Phone

### Category

Holiday Homes  
Investment  
Beachfront  
Luxury  
Resale  
Contemporary

### Climate Control

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

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage

### Energy Rating

E

### Views

Garden  
Urban

### Pool

Communal

### Garden

Communal

### Utilities

Electricity

### CO2 Emission Rating

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