



Midtgulvleilighet til salgs i Puerto Banús, Marbella

990 000 €

Referanse: R5016367 Soverom: 3 Bad: 3 Bebygget areal: 173m²





Costa del Sol, Puerto Banús

Elegant 3-Bedroom Apartment in Playas del Duque, Puerto Banús – Touristic License & Proven Rental Income

An exclusive opportunity to own a refined and private residence in the prestigious beachfront development of Playas del Duque, located in the heart of Puerto Banús—one of the most renowned and desirable areas on the Costa del Sol. This spacious middle-floor apartment offers a rare combination of luxury, discretion, and investment potential, making it ideal for professional athletes, entrepreneurs, or international buyers seeking a private coastal retreat with strong rental appeal.

Property Overview

This beautifully renovated apartment spans 173 m² and features three generously sized bedrooms and three contemporary bathrooms, all finished with top-quality materials. The home is designed with comfort and understated elegance in mind, offering a seamless flow and a neutral palette that suits both personal use and holiday rentals.

While the apartment does not feature a terrace, it offers serene courtyard views, ensuring a maximum sense of privacy. Hidden from external views and shielded from noise, it provides the ideal setting for those who value discretion and calm: perfect for high-profile individuals or anyone seeking true peace in the midst of a vibrant coastal lifestyle.

Key Features:

- Middle-floor position within a front-line beach urbanisation
- East-facing orientation with natural morning light
- Fully renovated, turn-key condition
- Elegant marble floors, double-glazed windows, and high-end finishes
- Fully furnished with timeless, neutral décor
- Fitted wardrobes, generous storage, and a fully equipped kitchen

Amenities and Lifestyle:

Residents of Playas del Duque enjoy access to immaculately maintained communal gardens, expansive green areas, and multiple swimming pools. The complex includes 24-hour security, on-site dining, and direct access to the beach and promenade, all within a gated, secure environment. There is also underground parking, ideal for those arriving from abroad or maintaining a vehicle on the coast.

Connectivity and Convenience:

The apartment is ideally situated just steps from the beach, a short walk to the world-famous Puerto Banús marina, and minutes from luxury boutiques, cafés, health clubs, and gourmet restaurants. Despite being in the heart of it all, the property offers a sense of quiet retreat: making it perfect for buyers who value proximity to activity while enjoying the comfort of a discreet, private residence.

Investment Highlights:

- Touristic license in place with documented rental income
- High demand for short-term luxury rentals in the area
- Perfect balance between personal enjoyment and financial return
- Strong potential for capital appreciation in this prime beachfront location



Middle Floor Apartment, Puerto Banús, Costa del Sol.

3 Bedrooms, 3 Bathrooms, Built 173 m².

Setting : Beachside, Close To Port, Close To Shops, Close To Sea, Urbanisation, Front Line Beach Complex.

Orientation : East.

Condition : Recently Renovated.

Pool : Communal.

Climate Control : Air Conditioning.

Views : Courtyard.

Features : Lift, Fitted Wardrobes, WiFi, Storage Room, Marble Flooring, Double Glazing, Restaurant On Site.

Furniture : Fully Furnished.

Kitchen : Fully Fitted.

Garden : Communal.

Security : Gated Complex, 24 Hour Security.

Parking : Underground.

**Egenskaper:**

Funksjoner	Orientering	Klimakontroll
Løfte	Øst	Klimaanlegg
Lagerrom		
Marmorgulv		
Dobbeltvindu		
Monterte garderober		
Wifi		
Restaurant på stedet		
Utsikt	Innstilling	Betingelse
Gårdsplass	Stranden	Nylig renovert
	I nærheten av havnen	
	Urbanisering	
	Nær sjøen	
	I nærheten av butikker	
	Front Line Beach Complex	
Basseng	Møbler	Kjøkken
Kommunal	Fullt møblert	Fullt montert
Hage	Sikkerhet	Parkering
Kommunal	Inngjerdet kompleks	Underjordisk
	24 timers sikkerhet	
Verktøy	Kategori	
Elektrisitet	Feriehus	
Drikkbart vann	Investering	
	Luksus	