

ALL IN

real estates



Middle Floor Apartment in Puerto Banús

Bedrooms **2** Bathrooms **2** Built **130m2** Terrace **2m2**

R5287678

**Middle Floor
Apartment**

Puerto Banús

1.100.000€

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 m² 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.

24 Hour Reception
Fiber Optic
Near Transport
WiFi

24 Hour Reception
Fitted Wardrobes
Storage Room

Double Glazing
Lift
Utility Room