

# ALL IN real estates



## Middle Floor Apartment in Puerto Banús

Bedrooms **2** Bathrooms **2** Built **114m2** Terrace **14m2**

**R5306425**

**Middle Floor  
Apartment**

**Puerto Banús**

**799.000€**

A prime apartment for sale in Puerto Banús, located within the prestigious beachfront Club 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.

24 Hour Reception  
Double Glazing

24 Hour Reception  
Ensuite Bathroom

Covered Terrace  
Fiber Optic

Fitted Wardrobes  
Marble Flooring  
Private Terrace

Gym  
Near Mosque  
Utility Room

Lift  
Near Transport  
WiFi