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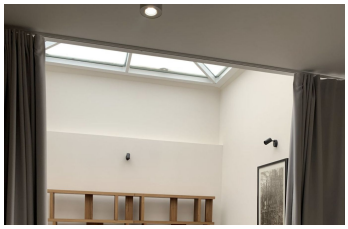

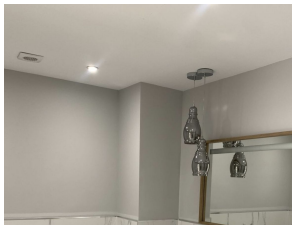

Ground Floor Apartment in Puerto Banús

Bedrooms	6	Bathrooms	7	Built	575m2	Terrace	0m2

R4975186	Ground Floor Apartment	Puerto Banús	4.500.000€

Nestled in the prestigious Gray D'Albion complex in Marbella - Puerto Banus, this exceptional ground floor duplex offers an unparalleled beachfront living experience. With six spacious bedrooms and seven bathrooms, this property is the epitome of luxury and comfort. Boasting a built area of 575m², including 488m² of meticulously designed interiors, this duplex is perfectly suited for those seeking a combination of style, convenience, and sophistication. It has 3 parking spaces, a hammam in the apartment, a bright office, and 24/7 security. The property features a fully fitted kitchen and utility room, ensuring practicality, while the air conditioning and individual A/C units provide a comfortable atmosphere throughout the year. The interiors are adorned with marble floors and a feature fireplace that enhances the elegance of the living spaces. This brand-new residence also includes a guest apartment, an office room, and a guest toilet, making it ideal for hosting visitors or accommodating extended family. The dining room and living room offer spacious areas for relaxation and entertainment, complemented by direct sea views that create a serene ambiance. Outdoor living is equally impressive, with a private terrace, balcony, and an uncovered terrace that allow residents to take full advantage of the Mediterranean climate. A private garden adds to the allure, providing a tranquil retreat. The communal pool and garage further enhance the convenience and appeal of this home. Additional features such as electric blinds, fitted wardrobes, and a

barbeque area underscore the attention to detail and modern comforts integrated into the property. Situated front line on the beach, this duplex offers direct sea access and is located close to key amenities, including schools, golf courses, and children’s playgrounds. The gated community ensures privacy and security, while the proximity to town adds to the convenience of daily ?life. ?Whether ?enjoying ?the ?sauna, taking in ?the ?garden or sea views, or ?simply relaxing ?on the ?covered ?terrace, this property embodies ?the ?finest ?aspects ?of ?Marbella’s ?luxurious ?lifestyle.

Barbeque	Barbeque	Covered Terrace
Fitted Wardrobes	Guest Apartment	Marble Flooring
Private Terrace	Sauna	Utility Room