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Duplex in Puerto Banús

Bedrooms	4	Bathrooms	4	Built	198m2	Terrace	193m2

R5550007 **Duplex** **Puerto Banús** **3.290.000€**

Key-Ready Trophy Duplex Penthouse in La Alcazaba | Unique Design Concept by Melvin Villarroel & Active Tourist License Positioned in second-line beach within the prestigious enclave of La Alcazaba, Puerto Banús, this exceptional duplex penthouse is a fully turnkey, key-ready luxury residence that seamlessly masterclasses coastal elegance with investment performance. Embodying the iconic architectural design concept of Melvin Villarroel, the property highlights organic Mediterranean lines, bespoke structural flow, and timeless resort-style luxury living. Property & Design Highlights: Turnkey Condition: Key-ready asset with high-end finishes, ready for immediate occupation or luxury rental management. Interior Space: 198 m² of meticulously executed interior living area. Expansive Terrace & Balcony Areas: Features 193 m² of total outdoor space, including 3 private balconies on the main level and two upper-level terraces with direct, continuous access that fluidly extend the open-plan indoor living and kitchen zones into an ultimate open-air chill-out sanctuary. Common Areas: 42 m² of shared elements (overall built area 433 m²). Architectural Layout: Main Level (Private Sanctuary): Features 4 beautifully appointed bedrooms and 3 en-suite bathrooms, each opening onto private balconies to guarantee maximum peace, light, and privacy. Upper Level (Lifestyle & Entertainment): A light-filled open-plan living and dining concept with an integrated modern kitchen, flowing effortlessly onto the expansive panoramic terraces and solarium. World-Class Resort Amenities: Residents enjoy 24-hour reception & concierge

service, an indoor heated pool, a stunning outdoor pool, a fully equipped gym, an on-site restaurant, and a luxury spa with lush tropical gardens. Investment Edge: Holds an active official Tourist Rental License, providing an immediate, high-yield opportunity in a prime Mediterranean market. Extras: Includes a ?private ?underground ?parking ?space ?and a storage ?room ?(trastero). Set within a secure 24-hour ?gated community ?just steps ?away ?from the iconic Puerto ?Banús ?marina, ?elite ?boutiques, ?and ?fine ?dining.

24 Hour Reception	24 Hour Reception	Bar
Barbeque	Basement	Covered Terrace
Domotics	Double Glazing	Ensuite Bathroom
Fiber Optic	Fitted Wardrobes	Gym
Marble Flooring	Near Church	Near Mosque
Near Transport	Private Terrace	Restaurant On Site
Satellite TV	Sauna	Solarium
Storage Room	Utility Room	WiFi