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Duplex in Puerto Banús

Bedrooms	3	Bathrooms	3	Built	275m2	Terrace	60m2
R5395744		**Duplex**		**Puerto Banús**		**3.195.000€**	

Welcome to a property of generosity and grace on the beautiful Costa del Sol. IN THE HEART OF PUERTO BANUS This duplex apartment boasts a frontline position in the iconic Benábola, right in Puerto Banús Marina. Surrounded by luxury yachts, high-end boutiques, gourmet restaurants, and just steps from the beach, this is one of the most sought-after and prestigious addresses on the Costa del Sol. The property holds a commercial license offering a rare opportunity in one of the most exclusive and high-traffic areas of Marbella. Its frontline position in Puerto Banús ensures maximum visibility. Also the residential area provides privacy and comfort — with potential to add a rooftop terrace, further elevating both lifestyle and long-term value. Entry level you will find a large living room area with an open fire place and high ceiling that today hosts a hair salon. The stair case leading up to the second floor was hand crafted to elevate the architecture of this beautiful apartment. Upstairs you will find 2 Bedrooms and a living room that today is converted into a bedroom, on this floor you will also find the kitchen. From the living room you can enjoy some of the most spectacular views of Puerto Banus and la concha. This truly an impressive property that must be seen. PROPERTY HIGHLIGHTS • Sea, marina & La Concha views • Commercial license • Possibility to build a rooftop terrace (35 sqm) • In the heart of Puerto Banús • Prime location for both living and investment • Two entrances with automated doors (swing & sliding) • Underfloor heating (zoned) & centralized vacuum system • Home automation: lighting,

electric curtains, cromotherapy • 3 wood-burning fireplaces in Daino Reale aged marble • Fully equipped kitchen & laundry with Miele appliances • Italian marbles: Daino Reale, ?Imperial, ?Serpellone • ?Iroko ?bay ?window with armored ?glass • ?Venetian plaster finishes • SONOS multimedia ?system, 2 ?surround systems ?(5.1 ?cinema), 15 speakers Asking Price: ?3.195.000€ ?(3.300.000€ ?including ?furniture) LET ?US ?MOVE ?YOU!

- Domotics
- Jacuzzi
- Private Terrace
- Wood Flooring
- Domotics
- Marble Flooring
- Solarium
- Double Glazing
- Near Transport
- WiFi

+34 952 939 460 · info@allinrealestates.com

Urbanización Playa Mijas 7, Mijas 29649, Málaga, España