

**Sales - Apartment - Puerto Banús**  
**2.600.000€**



**Ref.-ID: R5378884**

**Puerto Banús**

**Apartment**

**Community: 6,240 EUR / year**

**IBI: 2,730 EUR / year**

**Rubbish: 185 EUR / year**



**4**



**3**



**256 m2**

**Exclusivity and Spaciousness on the Beachfront: Grand Residence in Playas del Duque** Located in the prestigious Casas Cádiz complex, within the iconic Playas del Duque area, this property represents a unique opportunity in Puerto Banús. The merging of two original apartments has resulted in a residence of extraordinary dimensions, redefining the concept of luxury and comfort by the sea. **Key Details** Area: 256 m<sup>2</sup> built. Layout: 4 Bedrooms | 3 Bathrooms. Parking: 2 private spaces included in the same building. Location: Casas Cádiz Building, Playas del Duque (Puerto Banús). **Highlights** **Redesigned Spaces** The integration of the two units allows for a social area of exceptional spaciousness, uncommon in this area. The large living-dining room becomes the heart of the home, with seamless transitions connecting the living areas to the spacious terraces, maximizing natural light. **Layout and Privacy** With three double bedrooms and one single bedroom converted into an office, this property is ideal for families seeking space without sacrificing location. The master suite stands out for its generous size, followed by two more suites with en-suite bathrooms, and a single room with a guest bathroom. **Quality and Comfort** **Climate Control:** Centralized air conditioning system. **Security:** 24-hour security and restricted access control. **Storage:** Large built-in wardrobes in all rooms. **The Playas del Duque Lifestyle** Living at Casas Cádiz means having direct access to the beach and over 30,000 m<sup>2</sup> of award-winning tropical gardens. The complex offers: Three outdoor swimming pools with exclusive dining areas for residents. Direct access to the seafront promenade and the sand of Puerto Banús. Immediate proximity to the port's luxury boutiques, yachts, and world-class dining options. This property is one of the largest units available in the complex, combining the privacy of a villa with the advantages and security of a luxury apartment in Marbella's most desirable location.

<p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Town</li> <li>✓ Commercial Area</li> <li>✓ Beachside</li> <li>✓ Port</li> <li>✓ Close To Port</li> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Close To Town</li> <li>✓ Close To Schools</li> <li>✓ Marina</li> <li>✓ Close To Marina</li> <li>✓ Urbanisation</li> <li>✓ Front Line Beach Complex</li> </ul>	<p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ West</li> </ul>	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Good</li> <li>✓ Renovation Required</li> </ul>	<p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>	<p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Hot A/C</li> <li>✓ Cold A/C</li> </ul>	<p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Sea</li> <li>✓ Beach</li> <li>✓ Garden</li> <li>✓ Urban</li> <li>✓ Street</li> </ul>
<p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Lift</li> <li>✓ Fitted Wardrobes</li> <li>✓ Private Terrace</li> <li>✓ Satellite TV</li> <li>✓ Utility Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Marble Flooring</li> <li>✓ Bar</li> <li>✓ Double Glazing</li> <li>✓ 24 Hour Reception</li> <li>✓ Restaurant On Site</li> <li>✓ Near Mosque</li> <li>✓ Near Church</li> <li>✓ Fiber Optic</li> </ul>	<p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Optional</li> </ul>	<p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul>	<p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Landscaped</li> </ul>	<p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ Entry Phone</li> <li>✓ Alarm System</li> <li>✓ 24 Hour Security</li> </ul>	<p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Garage</li> <li>✓ Private</li> </ul>
<p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> <li>✓ Telephone</li> </ul>	<p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Holiday Homes</li> <li>✓ Investment</li> <li>✓ Luxury</li> <li>✓ Resale</li> </ul>				