

Sales - Apartment - Puerto Banús
1.100.000€

www.arbatestates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatestates.com



Ref.-ID: R5287678

Puerto Banús

Apartment

Community: 3,180 EUR / year

IBI: 1,601 EUR / year

Rubbish: 92 EUR / year



2



2



130 m2

Welcome to an exceptional opportunity in one of Marbella’s most prestigious beachfront communities — Playas del Duque, in the heart of Puerto Banús. This beautifully renovated residence offers 120 m² of stylish living space with direct sea access and an array of luxury features designed for modern coastal living. Property Highlights • Prime first-line location — wake up to the sound of the Mediterranean and enjoy effortless access to the beach and promenade. • 2 spacious bedrooms & 2 fully equipped bathrooms — perfect for full-time living, seasonal residence or high-end rental. • Elegant modern renovation — high-quality finishes, functional layout and an inviting atmosphere throughout. • Fireplace & parquet flooring — creating warmth, style and timeless character. • Built-in wardrobes & abundant storage space — smart design for comfort and convenience. • Integrated and well-appointed kitchen — plenty of storage, ideal for everyday living and entertaining. • Underground garage included in price — priceless convenience in one of the most sought-after beachfront neighbourhoods. Exclusive Community & Lifestyle This stunning residence lies within the distinguished Playas del Duque complex, characterised by: • 24-hour security and concierge services • Extensive landscaped gardens and multiple swimming pools • Direct private access to the beach and vibrant beachfront promenade • Walkable to world-class beach clubs, cafes, restaurants, boutiques and Puerto Banús marina • Resident amenities including fitness and wellness facilities nearby. Playas del Duque is one of the Costa del Sol’s most exclusive and stable property markets, with limited new supply and consistently high demand from both international buyers and luxury investors. Comparable frontline apartments with similar specifications regularly trade at or above the €1.1M range, reflecting the unique value of this location and lifestyle. This particular apartment offers excellent value relative to comparable listings — combining beach access, quality renovation, generous space and a garage — making it an attractive choice for both owner-occupiers and investors seeking capital appreciation and rental potential.

Setting ✓ Beachfront ✓ Town ✓ Commercial Area ✓ Beachside ✓ Port ✓ Close To Port ✓ Close To Shops ✓ Close To Sea ✓ Close To Town ✓ Close To Schools ✓ Marina ✓ Close To Marina ✓ Urbanisation ✓ Front Line Beach Complex	Condition ✓ Excellent	Pool ✓ Communal	Climate Control ✓ Air Conditioning ✓ Hot A/C ✓ Cold A/C ✓ Fireplace ✓ U/F Heating ✓ U/F/H Bathrooms	Views ✓ Garden ✓ Urban	Features ✓ Lift ✓ Fitted Wardrobes ✓ Near Transport ✓ WiFi ✓ Storage Room ✓ Utility Room ✓ Double Glazing ✓ 24 Hour Reception ✓ Fiber Optic
Furniture ✓ Fully Furnished	Kitchen ✓ Fully Fitted	Garden ✓ Communal	Security ✓ Gated Complex ✓ Entry Phone ✓ Alarm System ✓ 24 Hour Security	Parking ✓ Underground ✓ Garage	Utilities ✓ Electricity
Category ✓ Beachfront ✓ Holiday Homes ✓ Investment ✓ Luxury ✓ Resale ✓ Contemporary					