



Middle Floor Apartment for sale in Puerto Banús, Marbella

1,100,000 €

Reference: R5287678 Bedrooms: 2 Bathrooms: 2 Build Size: 130m² Terrace: 2m²





Costa del Sol, Puerto Banús

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.



Features:

Features

Lift
Near Transport
Storage Room
Double Glazing
24 Hour Reception
Fitted Wardrobes
WiFi
Utility Room
Fiber Optic

Setting

Commercial Area
Beachside
Close To Port
Urbanisation
Close To Sea
Close To Shops
Close To Town
Close To Schools
Beachfront
Town
Port
Marina
Close To Marina
Front Line Beach Complex

Furniture

Fully Furnished

Security

Gated Complex
24 Hour Security
Alarm System
Entry Phone

Category

Holiday Homes
Investment
Beachfront
Luxury
Resale
Contemporary

Climate Control

Air Conditioning
Cold A/C
Hot A/C
Fireplace
U/F Heating
U/F/H Bathrooms

Condition

Excellent

Kitchen

Fully Fitted

Parking

Underground
Garage

Energy Rating

E

Views

Garden
Urban

Pool

Communal

Garden

Communal

Utilities

Electricity

CO2 Emission Rating

D