

# Middle Floor Apartment for sale in Puerto Banús, Marbella

**1,480,000 €**

Reference: R4868281    Bedrooms: 2    Bathrooms: 2    Build Size: 180m<sup>2</sup>





## Costa del Sol, Puerto Banús

Amazing apartment ready to move in, with a lot of light all day as it makes corner to the south west; it is located in Puerto Banus in the Prestigious Urbanisation Playas del Duque, with direct access to the beach and the promenade; it has huge tropical gardens of 3 hectares with ponds as well as several salt water pools for children and adults.

In the spectacular gardens there are two private restaurants for the owners of the Urbanisation.

It consists of 2 bedrooms and 2 bathrooms and a studio; and it can easily be converted into three bedrooms as it is all very spacious. From the living room you access 2 large terraces both overlooking the sea and the communal garden.

Another room has a large covered and closed terrace that can be used as an office or playground for children. It consists of a large open plan kitchen with spectacular and integrated islet in the living room.

It is ideal to live all year and also supposes a fantastic investment if you want to get good profitability in rents;

The urbanization of Lujo is closed and has 24h security. includes a parking space. This is one of the most spectacular homes for sale in Playas del Duque, since it is located in the Central and South Building with regard to the gardens.

Puerto Banus is located a walk from this wonderful house: Playa, Corte Ingles, Supermarkets etc... do not miss this opportunity and call us.

## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes

### Views

Sea  
Panoramic  
Garden  
Pool

### Pool

Communal

### Garden

Communal

### Category

Beachfront  
Luxury

### Orientation

South West

### Setting

Beachside  
Urbanisation  
Close To Shops  
Close To Town  
Close To Schools  
Beachfront

### Furniture

Not Furnished  
Optional

### Security

24 Hour Security  
Entry Phone

### Energy Rating

E

### Climate Control

Air Conditioning

### Condition

Excellent  
Recently Refurbished  
Recently Renovated

### Kitchen

Partially Fitted

### Parking

Private

### CO2 Emission Rating

E