



3 Bedrooms Middle Floor Apartment in Puerto Banus

Puerto Banus

R5530414 – 2.000.000 €



3



3



178 m²



m²

Mediterranean Elegance: Exceptional Three-Bedroom Beachfront Apartment in Playas del Duque, Puerto Banús

****Prime beachfront location, panoramic Mediterranean views and an exclusive address within one of Puerto Banús' most prestigious residential developments.****

Some properties are distinguished by their design, others by their location, and a select few offer the rare combination of both. This exceptional three-bedroom apartment in ****Playas del Duque**** represents an opportunity to acquire a home in one of Marbella's most established and sought-after beachfront addresses.

Benefiting from a desirable south-facing orientation, the apartment enjoys abundant natural light and beautiful views across the Mediterranean Sea. The spacious living room, thoughtfully arranged into two distinct areas, provides an elegant yet welcoming setting for both relaxation and entertaining. A fully renovated, open-plan kitchen complements the living space, combining contemporary style with everyday practicality.

The property offers **three generously proportioned bedrooms and three bathrooms**, two of which are en suite, ensuring comfort, privacy and a layout perfectly suited to both permanent living and luxurious holidays.

One of the apartment's most appealing features is its **magnificent 22 m² enclosed terrace**, fitted with fully opening glazed windows, allowing the space to be enjoyed throughout the year. From here, panoramic views extend across the Mediterranean, the beautifully landscaped tropical gardens and the development's swimming pools, creating a wonderful connection between indoor living and the surrounding natural beauty.

A private garage parking space is also included.

Playas del Duque: A Private Mediterranean Oasis

Widely regarded as one of Puerto Banús' most prestigious residential communities, **Playas del Duque** offers an exceptional combination of exclusivity, privacy and tranquillity in an unrivalled beachfront setting.

With direct access to the beach and promenade, the development is renowned for its **more than 30,000 m² of beautifully landscaped, award-winning tropical gardens**. Majestic century-old pine trees, lush vegetation and an impressive variety of tropical plants create a peaceful Mediterranean sanctuary just moments from the vibrant heart of Puerto Banús.

Residents benefit from three large swimming pools, two on-site restaurants reserved for the community, beautifully maintained communal areas, and 24-hour concierge and security services.

An Exceptional Address with Enduring Investment Appeal

Location remains one of the most important factors in prime real estate, and this property occupies a particularly desirable position.

Within easy walking distance of Puerto Banús marina, internationally renowned designer boutiques, fine dining restaurants, exclusive beach clubs and El Corte Inglés, the apartment offers immediate access to everything that makes this destination one of the Mediterranean's most celebrated luxury locations.

From an investment perspective, the combination of a genuine beachfront setting, sea views, south-facing orientation and an established luxury residential community makes this an especially appealing proposition for international buyers.

Whether acquired as a permanent residence, an exclusive holiday retreat or a long-term property investment, this apartment offers an attractive combination of lifestyle, prestige and enduring

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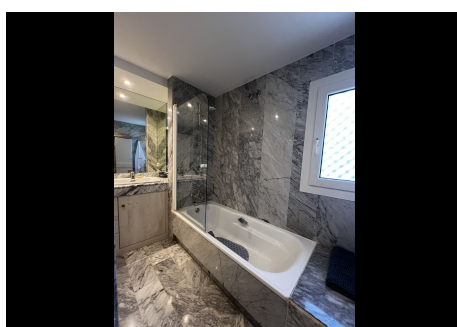
?desirability.

**A ?distinguished ?Mediterranean ?residence ?offering ?the privilege ?of beachfront living in one ?of
?Marbella's ?most ?iconic ?and ?sought-after ?locations.**



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