

## Apartment for sale in Puerto Banús, Costa del Sol

2 Bedrooms | 2 Bathrooms | 114 m<sup>2</sup> Interior | 14 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 1,958 IBI | € 189 Rubish tax | € 2,892 Community fees



### Property Description

A prime apartment for sale in Puerto Banús, located within the prestigious beachfront Playas del Duque complex.

This bright and spacious 2-bedroom, 2-bathroom property features generous living areas, comfortable bedrooms, and a private terrace overlooking beautifully landscaped gardens. There is excellent potential to add a third bedroom and bathroom by redesigning the kitchen into a modern open-plan layout - adding both value and appeal.

Residents enjoy 24-hour security and concierge, three swimming pools, two private on-site restaurants, and direct beach access through 40,000 m<sup>2</sup> of tropical gardens. Gym, supermarket, pharmacy, cafés and restaurants are all within walking distance.

Includes private garage parking. Furniture negotiable.

An outstanding investment opportunity in Marbella - ideal as a luxury holiday home, permanent

residence, or high-yield rental property in one of the Costa del Sol's most sought-after beachfront communities.