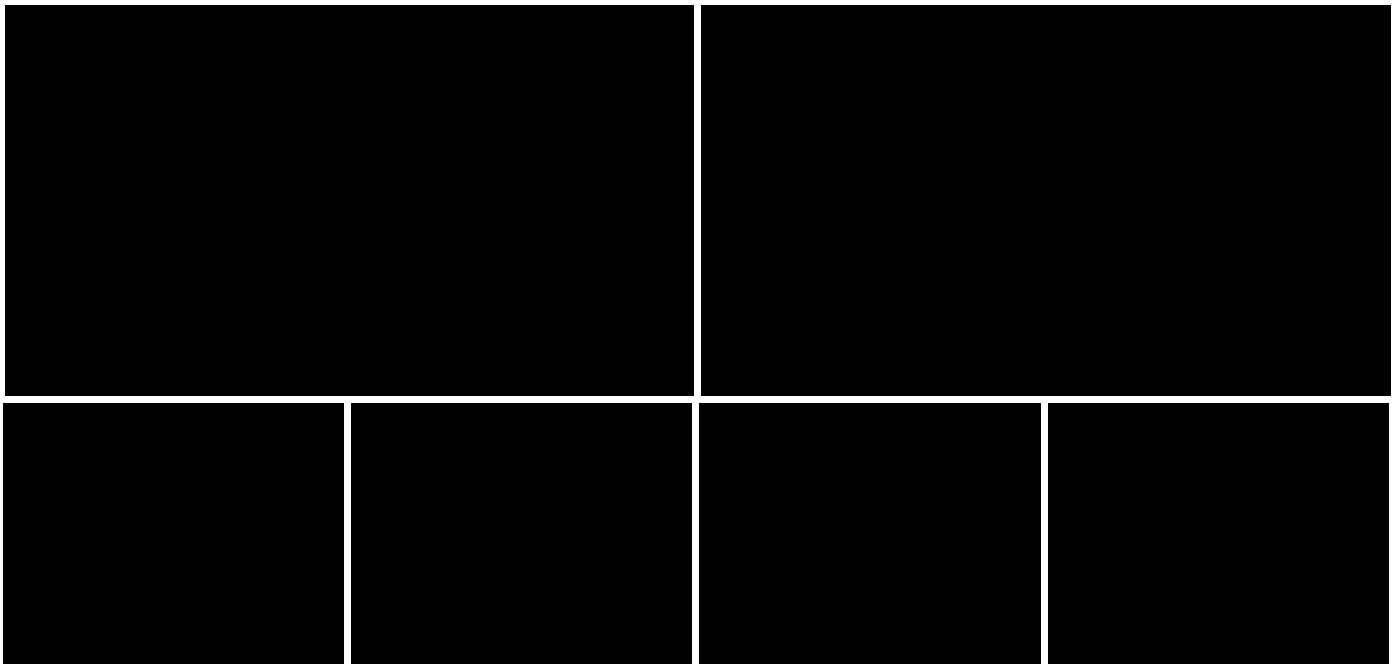


DUPLEX 3 BEDROOMS 3 BATHROOMS IN PUERTO BANÚS

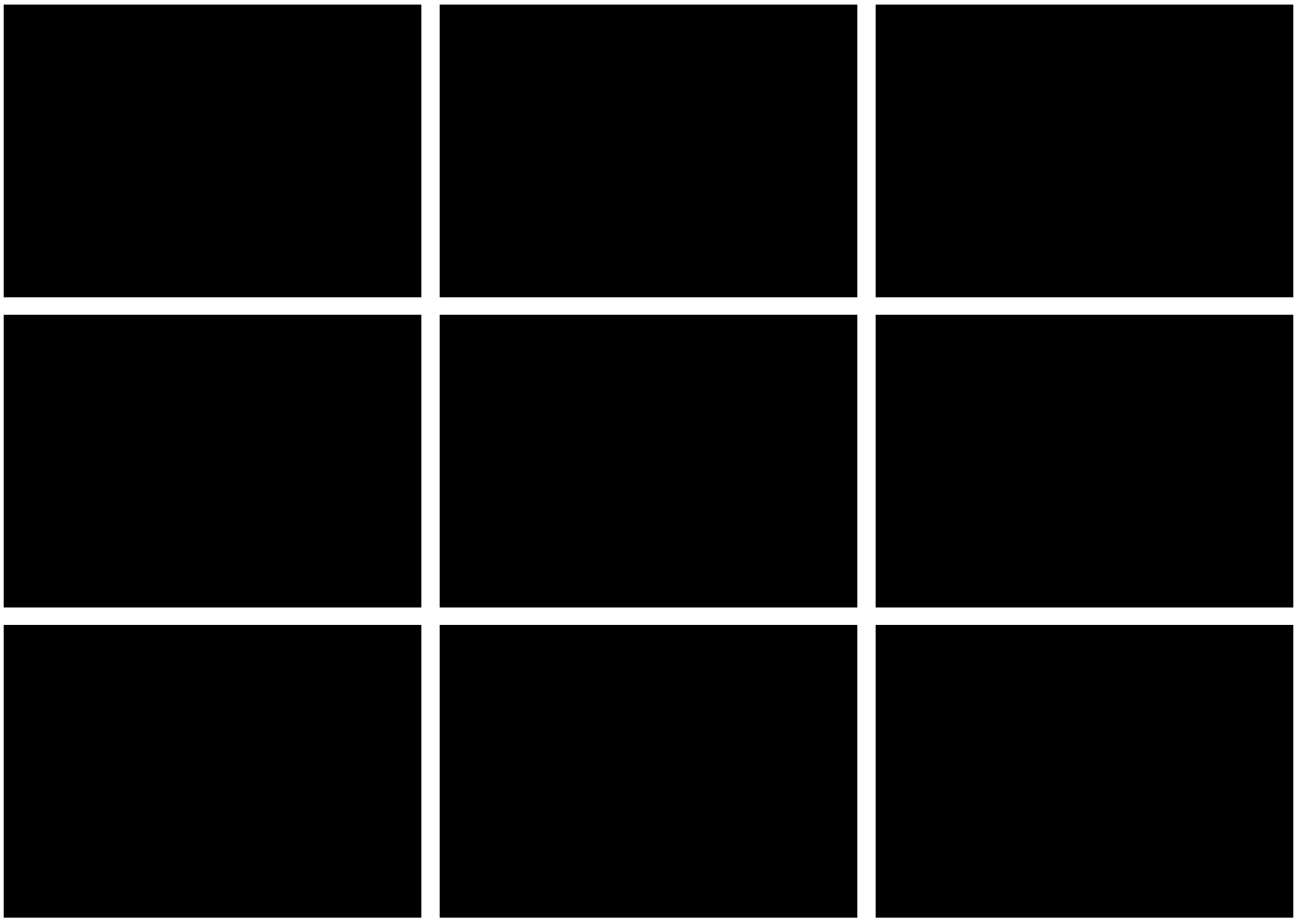
Puerto Banús

REF# R5121361 – 3.195.000€

3	3	275 m²	60 m²
Beds	Baths	Built	Terrace

IN THE HEART OF PUERTO BANUS This duplex apartment boasts a frontline position in the iconic Benábola, right in Puerto Banús Marina. Surrounded by luxury yachts, high-end boutiques, gourmet restaurants, and just steps from the beach, this is one of the most sought-after and prestigious addresses on the Costa del Sol. The property holds a commercial license offering a rare opportunity in one of the most exclusive and high-traffic areas of Marbella. Its frontline position in Puerto Banús ensures maximum visibility. Also the residential area provides privacy and comfort — with potential to add a rooftop terrace, further elevating both lifestyle and long-term value. Entry level you will find a large living room area with an open fire place and high ceiling that today hosts a hair salon. The stair case leading up to the second floor was hand crafted to elevate the architecture of this beautiful apartment. Upstairs you will find 2 Bedrooms and a living room that today is converted into a bedroom, on this floor you will also find the kitchen. From the living room you can enjoy some of the most spectacular views of Puerto Banus and la concha. This truly an impressive property that must be seen. PROPERTY HIGHLIGHTS • Sea, marina & La Concha views • Commercial license • Possibility to build a rooftop terrace (35 sqm) • In the heart of Puerto Banús • Prime location for both living and investment • Two entrances with automated doors (swing & sliding) • Underfloor heating (zoned) & centralized vacuum system • Home automation: lighting, electric curtains,

cromotherapy • 3 wood-burning fireplaces in Daino Reale aged marble • Fully equipped kitchen & laundry with Miele appliances • Italian marbles: Daino Reale, Imperial, Serpellone • Iroko bay window with armored glass • Venetian plaster finishes • SONOS multimedia system, 2 surround systems (5.1 cinema), 15 speakers Asking Price: 3.195.000€ (3.300.000€ including furniture) OUR AGENCY IS REDEFINING THE REAL ESTATE EXPERIENCE WITH A DEDICATION TO SEAMLESS, CLIENT-CENTRIC SERVICE. Our mission goes far beyond property transactions — we deliver a complete, elevated journey into property ownership, designed to make every step as smooth and stress-free as possible. With our specialized Visa support, we simplify international relocation by expertly handling the legal and administra.a a compxitigoea



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