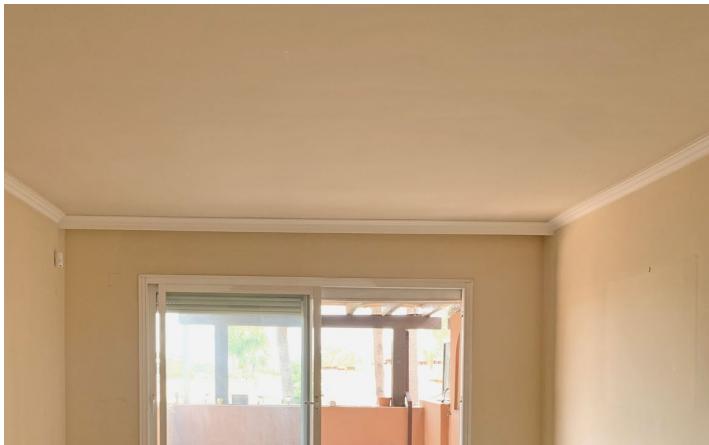


Reference: R5141857



WWW.VIVI-REALESTATE.COM  
WWW.VIVI-HOMES.COM





# Penthouse Duplex in Puerto Banús

Price **€ 1,200,000**

Bedrooms	<b>3</b>
Bathrooms	<b>3</b>
Build Size	<b>205 m<sup>2</sup></b>
Plot Size	<b>205 m<sup>2</sup></b>

## SETTING

- ✓ Commercial Area
- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Schools
- ✓ Close To Marina
- ✓ Urbanisation

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Fair

## POOL

- ✓ Communal

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ U/F Heating

## VIEWS

- ✓ Sea
- ✓ Pool

## FEATURES

- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Solarium
- ✓ Satellite TV
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ 24 Hour Reception

## FURNITURE

- ✓ Not Furnished

## KITCHEN

- ✓ Partially Fitted

## GARDEN

- ✓ Communal

## SECURITY

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Alarm System
- ✓ 24 Hour Security

## PARKING

- ✓ Underground
- ✓ Garage
- ✓ Private

**CATEGORY**

- ✓ Luxury

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Exclusive duplex penthouse for sale in the El Embrujo development, one of Marbella's most exclusive areas, just 400 meters from the beach and a short walk from Puerto Banús.

The property has 205 m<sup>2</sup> of built area spread over two floors, with 3 spacious bedrooms, 3 full bathrooms, a large living-dining room with plenty of natural light, a fully equipped kitchen, and a 40 m<sup>2</sup> private terrace, perfect for enjoying the sun all year round.

The price includes 3 underground parking spaces.

Located in a gated community with 24-hour security, the property is in a quiet and secure setting with communal pools, a gym, a spa, and perfectly maintained tropical gardens.

Highlights:

- 3 bedrooms | 3 bathrooms
- 205 m<sup>2</sup> built
- 40 m<sup>2</sup> terrace
- 3 parking spaces
- Marble floors, high-quality finishes
- Central air conditioning
- Gated community with pool, gym, and spa

Unbeatable location:

The house is located within walking distance of all amenities:

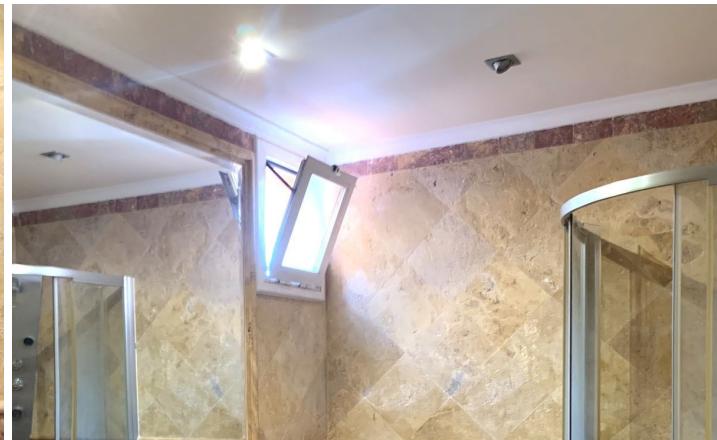
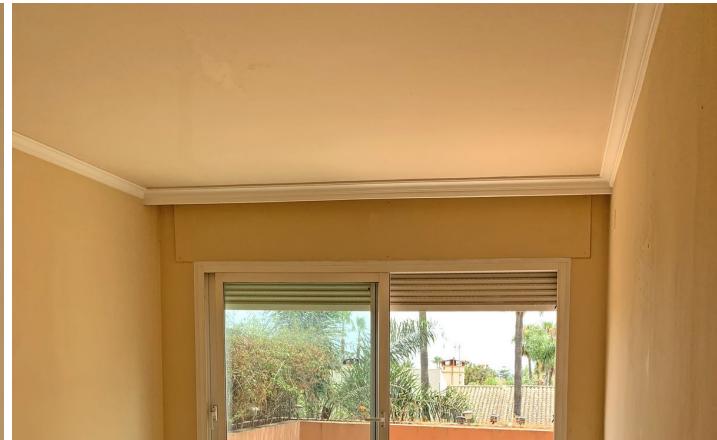
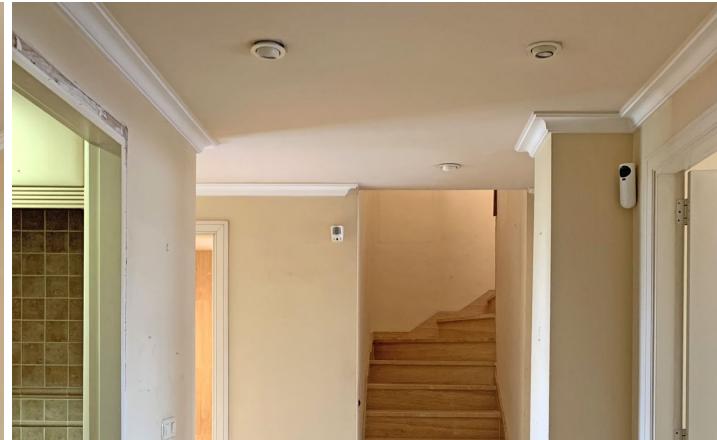
- Beach 5 minutes walk
- Luxury restaurants and beach clubs (Ocean Club, La Sala, Playa Padre)
- International brand boutiques
- Supermarkets (Mercadona, Supercor, Corte Inglés Gourmet)
- Private clinics and pharmacies
- Nearby golf courses (Los Naranjos, Aloha, Las Brisas)
- International schools and sports centers
- Easy access to the A-7 highway

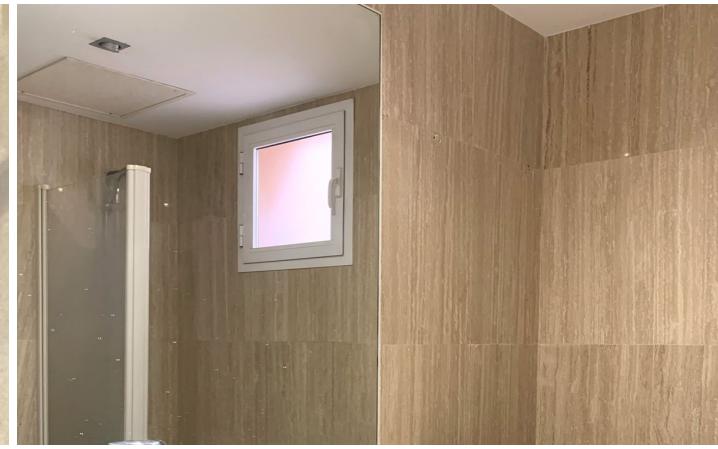
Ideal as a permanent residence, second home, or investment, with high demand for short- and long-term rentals thanks to its prime location.

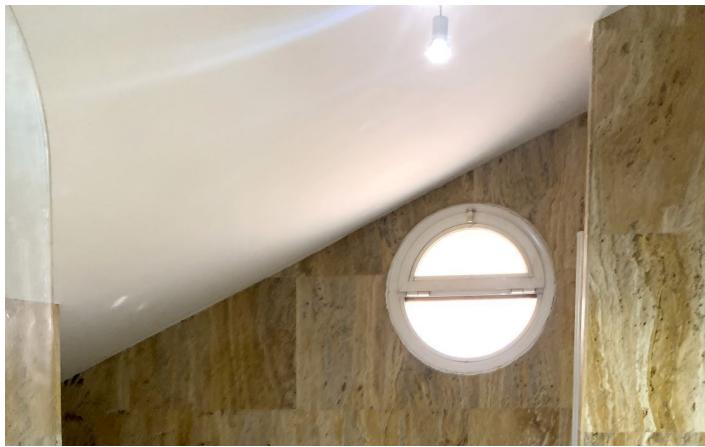
[View Property Online](#)

## GALLERY

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