

Reference: R5344348



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



# Middle Floor Apartment in Marbella

Price € 1,146,000

Bedrooms	2
Bathrooms	2
Build Size	118 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Plot Size	128 m <sup>2</sup>

## SETTING

- ✓ Beachfront
- ✓ Beachside
- ✓ Close To Sea
- ✓ Close To Marina
- ✓ Town
- ✓ Port
- ✓ Close To Town
- ✓ Urbanisation
- ✓ Commercial Area
- ✓ Close To Port
- ✓ Marina

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Excellent
- ✓ Good
- ✓ Recently Refurbished

## POOL

- ✓ Communal

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

## VIEWS

- ✓ Sea
- ✓ Pool
- ✓ Beach
- ✓ Port

## FEATURES

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Lift
- ✓ Ensuite Bathroom
- ✓ Fitted Wardrobes

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal

## SECURITY

- ✓ Gated Complex
- ✓ 24 Hour Security

## PARKING

- ✓ Underground
- ✓ Garage

## UTILITIES

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

## CATEGORY

- ✓ Investment
  - ✓ Luxury
- 

Exclusive fully renovated apartment for sale in Puerto Banús, Marbella, located within the prestigious Playas del Duque complex, one of the most sought-after beachfront communities on the Costa del Sol.

The property offers 118 m<sup>2</sup> of built space (113 m<sup>2</sup> usable) and benefits from a south-facing orientation, ensuring abundant natural light throughout the day. The apartment has been carefully redesigned to provide the perfect balance of elegance, comfort and functionality.

The interior features a spacious living and dining area, seamlessly connected to a glass-enclosed terrace, creating a versatile space ideal for relaxation or entertaining all year round. In addition, there is an open balcony with pleasant partial sea views, adding further appeal to the property.

The apartment includes 2 well-proportioned bedrooms, both with en-suite bathrooms, ensuring privacy and comfort. The modern fully equipped kitchen features quality appliances and a practical layout.

The property also includes a private underground parking space and is presented in excellent condition, ready to move in. Additional features include air conditioning, hot and cold heating system and built-in wardrobes, ensuring year-round comfort.

Located on the 5th exterior floor with lift access, the apartment is part of a high-end residential complex offering 24-hour security, beautifully maintained tropical gardens, three swimming pools, gym, private restaurant and direct beach access.

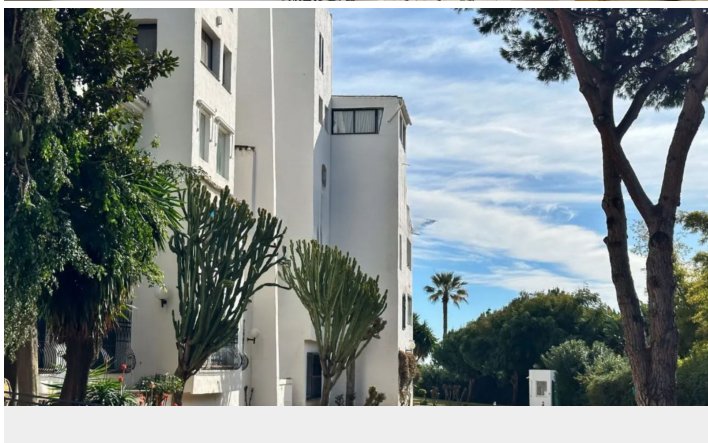
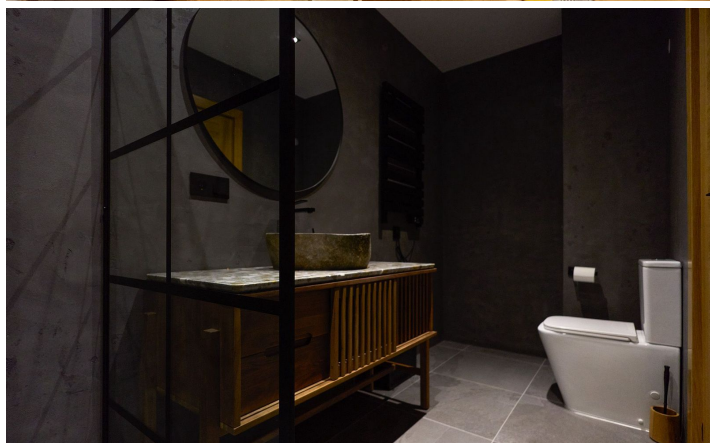
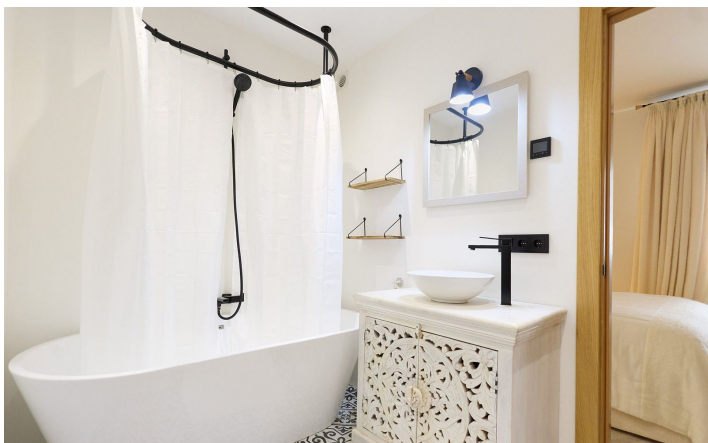
The location is truly unbeatable, in the heart of Puerto Banús, just steps away from luxury boutiques, fine dining restaurants, beach clubs and the marina, making it ideal as a primary residence, holiday home or high-yield investment.

A unique opportunity to acquire a property in one of Marbella's most iconic and exclusive beachfront developments.

[View Property Online](#)

## GALLERY

---



---

Vivi Real Estate | Calle Almendralejo de Jarales 5 Mijas Costa, 29640

Tel: +34 672 816 975

Email: [sales@vivi-realestate.com](mailto:sales@vivi-realestate.com) | Web: [www.vivi-realestate.com](http://www.vivi-realestate.com)