



# Middle Floor Apartment in Puerto Banús

Price € 2,600,000

Bedrooms	4
Bathrooms	3
Build Size	256 m <sup>2</sup>
Plot Size	256 m <sup>2</sup>

## SETTING

- ✓ Town
- ✓ Port
- ✓ Close To Sea
- ✓ Marina
- ✓ Front Line Beach Complex
- ✓ Commercial Area
- ✓ Close To Port
- ✓ Close To Town
- ✓ Close To Marina
- ✓ Beachside
- ✓ Close To Shops
- ✓ Close To Schools
- ✓ Urbanisation

## ORIENTATION

- ✓ West

## CONDITION

- ✓ Good
- ✓ Renovation Required

## POOL

- ✓ Communal

## CLIMATE CONTROL

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

## VIEWS

- ✓ Sea
- ✓ Urban
- ✓ Beach
- ✓ Street
- ✓ Garden

## FEATURES

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ Near Mosque
- ✓ Lift
- ✓ Satellite TV
- ✓ Marble Flooring
- ✓ 24 Hour Reception
- ✓ Near Church
- ✓ Fitted Wardrobes
- ✓ Utility Room
- ✓ Bar
- ✓ Restaurant On Site
- ✓ Fiber Optic

## FURNITURE

- ✓ Optional

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal
- ✓ Landscaped

## SECURITY

- ✓ Gated Complex
- ✓ 24 Hour Security
- ✓ Entry Phone
- ✓ Alarm System

## PARKING

- ✓ Underground
- ✓ Garage
- ✓ Private

## UTILITIES

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

## CATEGORY

- ✓ Holiday Homes
  - ✓ Resale
  - ✓ Investment
  - ✓ Luxury
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### Exclusivity and Spaciousness on the Beachfront: Grand Residence in Playas del Duque

Located in the prestigious Casas Cádiz complex, within the iconic Playas del Duque area, this property represents a unique opportunity in Puerto Banús. The merging of two original apartments has resulted in a residence of extraordinary dimensions, redefining the concept of luxury and comfort by the sea.

#### Key Details

Area: 256 m<sup>2</sup> built.

Layout: 4 Bedrooms | 3 Bathrooms.

Parking: 2 private spaces included in the same building.

Location: Casas Cádiz Building, Playas del Duque (Puerto Banús).

#### Highlights

##### Redesigned Spaces

The integration of the two units allows for a social area of exceptional spaciousness, uncommon in this area. The large living-dining room becomes the heart of the home, with seamless transitions connecting the living areas to the spacious terraces, maximizing natural light.

##### Layout and Privacy

With three double bedrooms and one single bedroom converted into an office, this property is ideal for families seeking space without sacrificing location. The master suite stands out for its generous size, followed by two more suites with en-suite bathrooms, and a single room with a guest bathroom.

##### Quality and Comfort

Climate Control: Centralized air conditioning system.

Security: 24-hour security and restricted access control.

Storage: Large built-in wardrobes in all rooms.

##### The Playas del Duque Lifestyle

Living at Casas Cádiz means having direct access to the beach and over 30,000 m<sup>2</sup> of award-winning tropical gardens. The complex offers:

Three outdoor swimming pools with exclusive dining areas for residents.

Direct access to the seafront promenade and the sand of Puerto Banús.

Immediate proximity to the port's luxury boutiques, yachts, and world-class dining options.

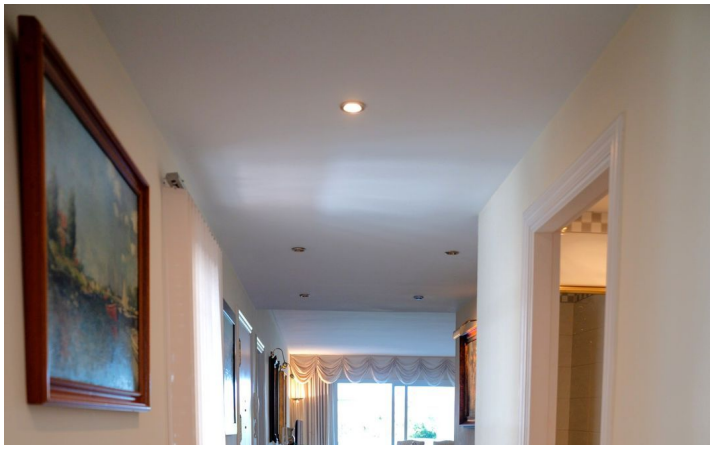
This property is one of the largest units available in the complex, combining the privacy of a villa with the advantages and security of a luxury apartment in Marbella's most desirable location.

[View Property Online](#)

# GALLERY







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