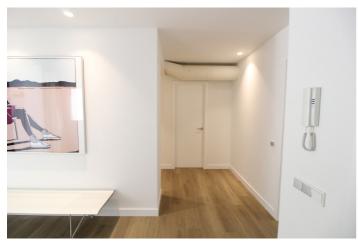
### Middle Floor Apartment for sale in Puerto Banús,

1,690,000 €

#### Marbella

Reference: R4829851 Bedrooms: 2 Bathrooms: 2 Build Size: 180m<sup>2</sup>











# a Your logo

#### Costa del Sol, Puerto Banús

Amazing apartment ready to move in, with a lot of light all day as it makes corner to the south west; it is located in Puerto Banus in the Prestigious Urbanisation Playas del Duque, with direct access to the beach and the promenade; it has huge tropical gardens of 3 hectares with ponds as well as several salt water pools for children and adults.

In the spectacular gardens there are two private restaurants for the owners of the Urbanisation.

It consists of 2 bedrooms and 2 bathrooms and a studio; and it can easily be converted into three bedrooms as it is all very spacious. From the living room you access 2 large terraces both overlooking the sea and the communal garden.

Another room has a large covered and closed terrace that can be used as an office or playground for children. It consists of a large open plan kitchen with spectacular and integrated islet in the living room.

It is ideal to live all year and also supposes a fantastic investment if you want to get good profitability in rents;

The urbanization of Lujo is closed and has 24h security. includes a parking space. This is one of the most spectacular homes for sale in Playas del Duque, since it is located in the Central and South Building with regard to the gardens. Puerto Banus is located a walk from this wonderful house: Playa, Corte Ingles, Supermarkets etc... do not miss this opportunity and call us.

## **a** Your logo

#### Features:

Features Covered Terrace Lift Near Transport Ensuite Bathroom Double Glazing Fitted Wardrobes Views Sea Panoramic Garden Pool

**Pool** Communal

Garden Communal

**Category** Beachfront Luxury **Orientation** South West

Setting Beachside Urbanisation Close To Shops Close To Town Close To Schools Beachfront Furniture Not Furnished Optional Security 24 Hour Security Entry Phone Energy Rating E **Climate Control** Air Conditioning

**Condition** Excellent Recently Refurbished Recently Renovated

Kitchen Partially Fitted

**Parking** Private

CO2 Emission Rating E