



Duplex for sale in Puerto Banús, Marbella

3,195,000 €

Reference: R5121361 Bedrooms: 3 Bathrooms: 3 Build Size: 275m² Terrace: 60m²





Costa del Sol, Puerto Banús

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)

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Features:

Features	Orientation	Climate Control
Near Transport	South	Air Conditioning
Private Terrace		Fireplace
Marble Flooring		
Double Glazing		
Solarium		
WiFi		
Wood Flooring		
Jacuzzi		
Domotics		
Views	Setting	Condition
Sea	Beachside	Good
Mountain	Close To Port	
Panoramic	Close To Sea	
Port	Close To Shops	
Street	Close To Town	
	Close To Schools	
	Beachfront	
Furniture	Utilities	Category
Fully Furnished	Telephone	Beachfront
		Luxury
Energy Rating	CO2 Emission Rating	
B	B	