Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
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Stunning, luxurious, duplex apartment for sale, with own pool, in a five-star frontline beach complex, Puerto Banus, Marbella

Marbella Area

Apartment - Built 358 m² Terrace 145 m² 3 to 4 3 to 4 Ref. 152700 **3.850.000 €**

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Spacious, frontline beach duplex apartment for sale, in an exclusive complex, Puerto Banus, Marbella

RESERVED

PROPERTY HIGHLIGHTS

- In a high-end beach complex with 24-hour surveillance.
- Within walking distance of Puerto Banus, several beach restaurants and amenities.
- Very spacious apartment, distributed over 2 floors.
- Spacious terraces, private garden and own swimming pool.
- Sense and privacy of a villa.
- Urgent viewing advised, as these apartments only come on the market occasionally and are sold quickly.

THE LOCATION AND THE COMPLEX

- This is truly an **amazing duplex apartment**, located in a **luxury 5-star beach complex** that is considered one of the most exclusive in the Marbella region, with:
    - **Top 24-hour surveillance and strict access control.**
    - **Lush subtropical gardens with water features, Zen fountains and Balinese-style pavilions.**
    - Large outdoor pool with jacuzzi & therapeutic water stream and children's pool.
    - **Solarium with sea view.**
    - **Professional spa (open 7/7)** including:
        - Professional gym with audio system and TV.
        - Changing Rooms.
        - Towels and loungers for users.
        - Sauna, Turkish bath.
        - Indoor pool.
        - Cold and hot water jacuzzi.
        - Conference room with internet.
        - Pilates room.
        - Games room with billiards and ping pong.
    - 2 direct accesses to the beach.
- The complex was recently renovated.
- Via the beach promenade, it's just a **short walk to Puerto Banus and several popular beach clubs** such as Mistral Beach, La Sala Beach, Ocean Beach Club and several beach restaurants.

THE DUPLEX APARTMENT

In figures:

- Built area: 358m²
- Terraces: 145m²
- 3-4 Large bedrooms
- 3 En-suite bathrooms
- Guest toilet

General:

- This **gem of an apartment** is extraordinary in many ways, not least because of its **very generous size** and layout over 2 floors.
- The **spacious terraces** on each floor allow you to fully enjoy the Mediterranean lifestyle and offer **views of the gardens, the pool and partly the Mediterranean Sea.**
- On the ground floor there is a **private swimming pool and garden** which are **shielded** by high walls (maintenance included in the common costs).
- Southeast to south facing (sun all day).
- Fully equipped Siematic kitchen with cooking island.
- Indoor patio for extra light.

Distribution:

Upper Floor

- Hall.
- **Open plan living space.**
- Open plan Siematic kitchen with cooking island.
- Utility room.
- Living and dining room with fireplace.
- Semi-covered terrace.
- 2 Bedrooms en-suite.

Lower Floor

- Hall with seating area.
- **2nd living room or 4th bedroom.**
- Bedroom en-suite.
- Storage room.
- Private garage.
- Terrace with access to the private pool and garden.

Other features:

- **Cream-colored marble floors.**

- **Parquet flooring in the bedrooms.**
- **Underfloor heating throughout.**
- Air conditioning for cooling and heating.
- Music sound system.
- Home automation.
- Alarm System.
- Storage room.
- **Garage space for 1 or 2 cars.**
- **Direct access from the underground garage to the home.**

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