



**Stunning, luxurious, duplex apartment for sale, with own pool, in a five-star frontline beach complex, Puerto Banus, Marbella**  
Marbella Area

🏠 Apartment - 🏠 Built 358 m<sup>2</sup> 🏠 Terrace 145 m<sup>2</sup> 🛏 3 to 4 🚿 3 to 4 # Ref. 152700

🔑 3.850.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.

## 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: 358m<sup>2</sup>
- Terraces: 145m<sup>2</sup>
- 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.
- **2<sup>nd</sup> living room or 4<sup>th</sup> 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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