

## Apartment in Verkauf in Marbella - Puerto Banus, Costa del Sol

3 Schlafzimmer | 2 Badezimmer | 135 m<sup>2</sup> Wohnfläche | 20 m<sup>2</sup> Terrasse | Garage Ya | Garten Ya | Pool Ya  
€ 850 IBI | € 185 Rubish tax | € 309 Community fees



### Beschreibung der Immobilie

Take a look at this fantastic opportunity to own a 3-bedroom, 2-bathroom apartment in the exclusive Playas del Duque complex — one of the most sought-after spots in Puerto Banús, Marbella. With 135 m<sup>2</sup> of interior space plus a 20 m<sup>2</sup> private terrace, it's perfect as a permanent home, a holiday getaway, or a smart investment on the Costa del Sol.

The apartment is in great condition and has a bright, modern feel throughout. The open-plan living and dining area flows into a fully equipped American-style kitchen, and from there out onto a spacious south-facing terrace with lovely views of the sea and the gardens. The bedrooms are generous and comfortable, including a master bedroom with its own en-suite bathroom. You'll also find air conditioning, built-in wardrobes, stylish porcelain flooring, and a private parking space included.

Set right on the beachfront in the heart of Puerto Banús, Playas del Duque is one of the area's most prestigious residential communities. It feature