

## 3 bedroom Apartment for sale in Marbella, Málaga

2,200,000€



This exquisite ground floor duplex, situated in the prestigious area of Marbella - Puerto Banus, Marbella, Malaga, offers an unparalleled blend of luxury and convenience. With a built area of 352m<sup>2</sup>, complemented by a 53m<sup>2</sup> terrace and a 35m<sup>2</sup> private plot, this property is ideal for those seeking a spacious and elegant residence. Its prime beachside location ensures proximity to the vibrant Puerto Banus port and nearby schools, making it a perfect choice for families and professionals alike.

The duplex boasts three generously sized bedrooms and four modern bathrooms, all recently renovated to an excellent standard. The bathrooms feature underfloor heating, adding a touch of luxury and comfort. The property's interior includes a fully fitted kitchen and a utility room, designed to cater to all practical needs. The dining room and living room provide ample space for relaxation and entertainment, while the private terrace and balcony offer serene sea views, perfect for unwinding in the Mediterranean climate.

Designed with attention to detail, the property includes features such as electric blinds, fitted wardrobes, and individual air conditioning units, ensuring comfort and convenience throughout. The covered terrace and private garden enhance the outdoor living experience, while the communal pool and garage add to the property's appeal. For added functionality, the duplex includes a storage room and staff accommodation, catering to diverse lifestyle needs.

This sole agency listing is presented in excellent condition, having been recently refurbished. Its beachside location, combined with luxurious amenities such as a jacuzzi and proximity to key facilities, makes it a standout property in Marbella - Puerto Banus. Whether as a family home or a holiday retreat, this ground floor duplex offers a unique opportunity to enjoy the best of coastal living.

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|----------------------------|-----------------|--------------------------------|
| 3 bedrooms                 | 4 bathrooms     | 352m <sup>2</sup> Build size   |
| 35m <sup>2</sup> Plot size | Swimming Pool   | South orientation              |
| 53 m <sup>2</sup> terrace  | Communal garage | 2 parking spaces               |
| Private garden             | Communal pool   | Fully fitted kitchen           |
| Utility room               | Jacuzzi         | Storage room                   |
| Dining room                | Private terrace | Living room                    |
| Sea view                   | Covered terrace | Electric blinds                |
| Fitted wardrobes           | Beach Side      | Underfloor heating (bathrooms) |