

MARBELLA - PUERTO BANUS, MARBELLA



bedrooms **2** bathrooms **2** built _{m²} **135** terrace _{m²} **12**

UNBELIEVABLE DUPLEX IN PUERTO BANUS

This impressive penthouse is located in the sought-after area of Puerto Banús Marina. With its privileged position right on the marina, this property offers stunning views of the sea and the boats. It features a spacious bedroom, two bathrooms, an office, and an additional room that can serve as a guest bedroom, making it ideal for both family living and investment.

Upon entering, you are greeted by an elegant foyer that leads to the bright living room, which boasts a fireplace that creates a cozy atmosphere for the winter months. The living area includes an open dining space, perfect for entertaining friends and family. From the living room, you can access the south-facing terrace, where you can enjoy breathtaking views of the sea and the marina.

The large bedroom is located on the ...

community **135 €**
month

garbage **185 €**
year

ibi **1.004 €**
year

for sale **772.000 €**









Marbella - Puerto Banus, Marbella

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The large bedroom is located on the ground floor and has an en-suite bathroom. Upstairs, you will find two additional rooms, one currently used as an office and the other as a potential guest room. Both share a bathroom with a shower.

The penthouse is equipped with air conditioning, ensuring a comfortable environment all year round. The fully equipped kitchen is perfect for cooking enthusiasts, and the beautiful marble floors add an elegant touch to the space.

The property is in excellent condition, having been completely renovated in 2005.

In terms of location, this penthouse is ideally situated in the heart of the famous Puerto Banús marina, surrounded by luxury shops, exclusive restaurants, and various services. ...

Reference	MC	Beds	2	Built m ²	135
Type	Duplex	Baths	2	Interior m ²	---
Location	Marbella - Puerto Banus, Marbella	En-suite Baths	---	Terrace m ²	12
		Guest Toilets	1	Plot m ²	---
		Pax	---		
Pool	No	Community	135 € / month	Levels	---
Garden	No	Garbage	185 € / year	Floor	4
Garage	No	IBI	1.004 € / year	Orientation	South
Parking slots	---	Construct Year	---	EPC	In Progress
		Renovation year	---		

For sale

772.000 €

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.



Beaches lie on both sides of the marina, and golf enthusiasts will also appreciate the proximity to several golf courses.

Overall, this luxurious penthouse offers a unique opportunity to own a property in one of the most prestigious areas of Marbella. With its fantastic views, spacious layout, and modern amenities, it is the perfect place to call home.