

**Sales - Apartment - Puerto Banús**  
**1.997.000€**

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**Ref.-ID: R4568056**

**Puerto Banús**

**Apartment**

**Community: 8,580 EUR / year**

**IBI: 2,750 EUR / year**

**Rubbish: 185 EUR / year**



**5**



**3**



**280 m2**

EXCLUSIVE LISTING!! Discover luxury and comfort in this spectacular corner duplex penthouse located in the prestigious Playas del Duque development, Edificio Gaviotas, in Puerto Banus! This magnificent property of 280 m<sup>2</sup> offers five spacious bedrooms and three complete bathrooms, distributed over two floors, designed to satisfy all your needs. The main floor will captivate you with its spacious kitchen with a central island and access to a glazed terrace perfect for enjoying meals in an open and bright environment. The large L-shaped living and dining room connects to another fabulous terrace with partial views of the sea, the lush gardens and the refreshing swimming pools of the urbanization, offering you an ideal space to relax and enjoy the outdoors. This floor also includes three comfortable bedrooms and two bathrooms, providing more than enough space for the whole family. On the first floor you will find two additional large bedrooms and a luxurious shared bathroom, as well as a dressing room that offers ample storage space. The property includes a large garage space and a 30 m<sup>2</sup> storage room, providing you with additional convenience and organisation. Enjoy the tranquillity and security offered by the development with 24-hour concierge and security. This duplex is surrounded by essential services within walking distance, such as pharmacies, gyms, supermarkets, restaurants and luxury shops, including El Corte Inglés. The proximity to the beach makes this property a perfect choice for both family holidays and an excellent investment. Don't miss this unique opportunity and come and see your next home in Puerto Banus, we are waiting for you!

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| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Town</li> <li>✓ Commercial Area</li> <li>✓ Beachside</li> <li>✓ Close To Port</li> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Close To Town</li> <li>✓ Close To Schools</li> <li>✓ Close To Forest</li> <li>✓ Close To Marina</li> <li>✓ Urbanisation</li> </ul> <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Not Furnished</li> </ul> | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ East</li> <li>✓ South</li> <li>✓ West</li> </ul> <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul> | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Good</li> </ul> <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul> | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul> <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ Entry Phone</li> <li>✓ 24 Hour Security</li> </ul> | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Hot A/C</li> <li>✓ Cold A/C</li> </ul> <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Garage</li> </ul> | <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Lift</li> <li>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ Satellite TV</li> <li>✓ WiFi</li> <li>✓ Storage Room</li> <li>✓ Utility Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Double Glazing</li> </ul> |
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