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■■■■■■■■■■■■ ■ Puerto Banús

■■■■■■■■■■■■: R5316046

■■■■■■■■: 3 ■■■■■■■: 3 M²: 173 ■■■■■: 990 000 €

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■■■■■■■■■:Elegant 3-Bedroom Apartment in Playas del Duque, Puerto Banús – Touristic License & Proven Rental Income An exclusive opportunity to own a refined and private residence in the prestigious beachfront development of Playas del Duque, located in the heart of Puerto Banús—one of the most renowned and desirable areas on the Costa del Sol. This spacious middle-floor apartment offers a rare combination of luxury, discretion, and investment potential, making it ideal for professional athletes, entrepreneurs, or international buyers seeking a private coastal retreat with strong rental appeal. Property Overview This beautifully renovated apartment spans 173 m² and features three generously sized bedrooms and three contemporary bathrooms, all finished with top-quality materials. The home is designed with comfort and understated elegance in mind, offering a seamless flow and a neutral palette that suits both personal use and holiday rentals. While the apartment does not feature a terrace, it offers serene courtyard views, ensuring a maximum sense of privacy. Hidden from external views and shielded from noise, it provides the ideal setting for those who value discretion and calm: perfect for high-profile individuals or anyone seeking true peace in the midst of a vibrant coastal lifestyle. Key Features: - Middle-floor position within a front-line beach urbanisation - East-facing orientation with natural morning light - Fully renovated, turn-key condition - Elegant marble floors, double-glazed windows, and high-end finishes - Fully furnished with timeless, neutral décor - Fitted wardrobes, generous storage, and a fully equipped kitchen Amenities and Lifestyle: Residents of Playas del Duque enjoy access to immaculately maintained communal gardens, expansive green areas, and multiple swimming pools. The complex includes 24-hour security, on-site dining, and direct access to the beach and promenade, all within a gated, secure environment. There is also underground parking, ideal for those arriving from abroad or maintaining a vehicle on the coast. Connectivity and Convenience: The apartment is ideally situated just steps from the beach, a short walk to the world-famous Puerto Banús marina, and minutes from luxury boutiques, cafés, health clubs, and gourmet restaurants. Despite being in the heart of it all, the property offers a sense of quiet retreat: making it perfect for buyers who value proximity to activity while enjoying the comfort of a discreet, private residence. Investment Highlights: - Touristic license in place with documented rental income - High demand for short-term luxury rentals in the area - Perfect balance between personal enjoyment and financial return - Strong potential for capital appreciation in this prime beachfront location Category: Holiday Homes | Luxury | Investment Middle Floor Apartment, Puerto Banús, Costa del Sol. 3 Bedrooms, 3 Bathrooms, Built 173 m². Setting : Beachside, Close To Port, Close To Shops, Close To Sea, Urbanisation, Front Line Beach Complex. Orientation : East. Condition : Recently Renovated. Pool : Communal. Climate Control : Air Conditioning. Views : Courtyard. Features : Lift, Fitted Wardrobes, WiFi, Storage Room, Marble Flooring, Double Glazing, Restaurant On Site. Furniture : Fully Furnished. Kitchen : Fully Fitted. Garden : Communal. Security : Gated Complex, 24 Hour Security. Parking : Underground.

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Beachfront, None, ■■■■■■■, ■■■■■■■■■■■■■■■■■■■, ■■■■■, ■■■■■■■■ ■■■■, 24H Security, ■■■■■■■■■■■■ ■■■■■■, Holiday Home, Investment, Luxury