

## Wohnung zum Verkauf in Puerto Banús, Costa del Sol

2 Schlafzimmer | 2 Badezimmer | 114 m<sup>2</sup> Wohnfläche | 14 m<sup>2</sup> Terrasse | Garage Ya | Garten Ya | Pool Ya  
€ 1,958 IBI | € 189 Rubish tax | € 2,892 Community fees



### Beschreibung der Immobilie

A stunning two-bedroom, two-bathroom apartment located within one of Puerto Banús's most sought-after beachfront complexes, Club Playas del Duque. The property is bright and generously proportioned, offering spacious living areas and comfortable bedrooms, all flowing seamlessly onto a private terrace with pleasant views towards the landscaped gardens.

The layout also offers excellent potential: if desired, a third bedroom and bathroom could be created by reconfiguring the kitchen and laundry area, while opening the kitchen into the living space to create a modern open-plan design.

Residents enjoy an exceptional level of amenities, including 24-hour concierge and security services, three swimming pools, and two private restaurants set within the beautifully maintained gardens, exclusively for residents. The complex boasts direct access through over 40,000 m<sup>2</sup> of private landscaped gardens leading straight onto the beach and promenade. Widely regarded as one of the finest, if not