



Middle Floor Apartment for sale in Puerto Banús, Marbella

2,500,000 €

Reference: R5378884 Bedrooms: 4 Bathrooms: 3 Build Size: 256m²





Costa del Sol, Puerto Banús

Exclusivity and Spaciousness on the Beachfront: Grand Residence in Playas del Duque

Located in the prestigious Casas Cádiz complex, within the iconic Playas del Duque area, this property represents a unique opportunity in Puerto Banús. The merging of two original apartments has resulted in a residence of extraordinary dimensions, redefining the concept of luxury and comfort by the sea.

Key Details

Area: 256 m² built.

Layout: 4 Bedrooms | 3 Bathrooms.

Parking: 2 private spaces included in the same building.

Location: Casas Cádiz Building, Playas del Duque (Puerto Banús).

Highlights

Redesigned Spaces

The integration of the two units allows for a social area of exceptional spaciousness, uncommon in this area. The large living-dining room becomes the heart of the home, with seamless transitions connecting the living areas to the spacious terraces, maximizing natural light.

Layout and Privacy

With three double bedrooms and one single bedroom converted into an office, this property is ideal for families seeking space without sacrificing location. The master suite stands out for its generous size, followed by two more suites with en-suite bathrooms, and a single room with a guest bathroom.

Quality and Comfort

Climate Control: Centralized air conditioning system.

Security: 24-hour security and restricted access control.

Storage: Large built-in wardrobes in all rooms.

The Playas del Duque Lifestyle

Living at Casas Cádiz means having direct access to the beach and over 30,000 m² of award-winning tropical gardens. The complex offers:

Three outdoor swimming pools with exclusive dining areas for residents.

Direct access to the seafront promenade and the sand of Puerto Banús.

Immediate proximity to the port's luxury boutiques, yachts, and world-class dining options.

This property is one of the largest units available in the complex, combining the privacy of a villa with the advantages and



security of a luxury apartment in Marbella's most desirable location.



Features:

Features

Covered Terrace
Lift
Private Terrace
Satellite TV
Ensuite Bathroom
Marble Flooring
Double Glazing
24 Hour Reception
Fitted Wardrobes
Utility Room
Fiber Optic
Near Church
Restaurant On Site
Bar
Near Mosque

Views

Sea
Garden
Urban
Beach
Street

Pool

Communal

Garden

Communal
Landscaped

Utilities

Electricity
Drinkable Water
Telephone

Orientation

West

Setting

Commercial Area
Beachside
Close To Port
Urbanisation
Close To Sea
Close To Shops
Close To Town
Close To Schools
Town
Close To Marina
Front Line Beach Complex
Port
Marina

Furniture

Optional

Security

Gated Complex
24 Hour Security
Alarm System
Entry Phone

Category

Holiday Homes
Investment
Resale
Luxury

Climate Control

Air Conditioning
Cold A/C
Hot A/C

Condition

Good
Renovation Required

Kitchen

Fully Fitted

Parking

Underground
Garage
Private