



Duplex for sale in Puerto Banús, Marbella

3,195,000 €

Reference: CP31110 Bedrooms: 3 Bathrooms: 3 Build Size: 275m² Terrace: 60m²





Costa del Sol, Puerto Banús

Welcome to an iconic home in one of the Costa del Sol's most exclusive locations.

IN THE HEART OF PUERTO BANUS

This duplex apartment boasts a frontline position in the iconic Benábola, right in Puerto Banús Marina. Surrounded by luxury yachts, high-end boutiques, gourmet restaurants, and just steps from the beach, this is one of the most sought-after and prestigious addresses on the Costa del Sol.

The property holds a commercial license offering a rare opportunity in one of the most exclusive and high-traffic areas of Marbella. Its frontline position in Puerto Banús ensures maximum visibility.

Also the residential area provides privacy and comfort — with potential to add a rooftop terrace, further elevating both lifestyle and long-term value.

Entry level you will find a large living room area with an open fire place and high ceiling that today hosts a hair salon. The stair case leading up to the second floor was hand crafted to elevate the architecture of this beautiful apartment. Upstairs you will find 2 Bedrooms and a living room that today is converted into a bedroom, on this floor you will also find the kitchen. From the living room you can enjoy some of the most spectacular views of Puerto Banus and la concha. This truly an impressive property that must be seen.

PROPERTY HIGHLIGHTS

- Sea, marina & La Concha views
- Commercial license
- Possibility to build a rooftop terrace (35 sqm)
- In the heart of Puerto Banús
- Prime location for both living and investment
- Two entrances with automated doors (swing & sliding)
- Underfloor heating (zoned) & centralized vacuum system
- Home automation: lighting, electric curtains, cromotherapy
- 3 wood-burning fireplaces in Daino Reale aged marble
- Fully equipped kitchen & laundry with Miele appliances
- Italian marbles: Daino Reale, Imperial, Serpellone
- Iroko bay window with armored glass
- Venetian plaster finishes
- SONOS multimedia system, 2 surround systems (5.1 cinema), 15 speakers

Asking Price: 3.195.000€ (3.300.000€ including furniture)

OUR AGENCY IS REDEFINING THE REAL ESTATE EXPERIENCE WITH A DEDICATION TO SEAMLESS, CLIENT-CENTRIC SERVICE.

Our mission goes far beyond property transactions — we deliver a complete, elevated journey into property ownership, designed to make every step as smooth and stress-free as possible.

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We understand that every investment matters. That's why our collaborating mortgage brokerage team works tirelessly to secure the most competitive terms tailored to your unique financial profile — making your property dreams more



attainable than ever.

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Features:

Features

Private Terrace
Marble Flooring
Double Glazing
Jacuzzi
Solarium
Balcony
LivingRoom
UncoveredTerrace
Beachside
HomeAutomationSystem
TransportNear
CloseToChildrenPlayground
AmenitiesNear
FirePlace
GuestToilet
InternetWifi
WoodenFloors
MarinaView
Telephone
StreetView

Setting

Close To Port
Close To Sea
Close To Shops
Close To Town
Close To Schools
Front Line Beach Complex

Kitchen

Fully Fitted

Climate Control

Air Conditioning

Views

Sea
Mountain
Panoramic

Condition

Good

Furniture

Fully Furnished