



**Property type :** Apartment

**Location :** Puerto Banús

**Bedrooms :** 5

**Bathrooms :** 5

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** Southwest

**Views :** Sea views

**Parking :** 1 underground parking

**House area :** 638 m<sup>2</sup>

- ✓ Close to sea
- ✓ Walking distance beach
- ✓ Basement
- ✓ Furnished

- ✓ Fitted wardrobes
- ✓ Fireplace
- ✓ Terrace
- ✓ Jacuzzi

- ✓ Storage room
- ✓ Alarm system
- ✓ White goods
- ✓ Airconditioning



## Ground Floor Duplex in Marbella - Puerto Banus

This amazing water front ground floor duplex property is situated within a highly well-appointed complex with 24 hours security service, close to the 5 star hotel Guadalpin Banus, and walking distance to Puerto Banus along the recently built beachfront promenade. The community enjoys a social club with cafeteria, tidy communal green areas, pristine gardens and swimming pool. The luxurious finishes are noticeable from the entrance hall and communal areas decorated with colourful stones, marbles and noble metals.

The finest materials, wonderful sunlight and seamless indoor-outdoor connection combine to extraordinary effect in this significant residence, which provides flexible accommodation with its two kitchens and independent entrances.

Originally two separate properties were joined together via a marble staircase in the lounge. The accommodation on the ground floor comprises an entrance foyer with guest cloakroom and kitchen with adjacent laundry to the right. The lounge with fireplace and dining table is facing south west and has direct access both to the western terrace with jacuzzi and bar area (sink and ice maker) and southern private garden with direct access to the communal area. There are two bedrooms with two bathrooms. Both feature built-in cupboards.

The upper floor offers three more bedrooms, one fully fitted kitchen with adjoined laundry, a guest toilet, two double bedrooms and one master bedroom with a fireplace and terraces to the west and to the south with wonderful sea views.

Some of the additional highlights of this exceptional property are: 4 parking spaces and 2 storages in the underground garage, air conditioning, Venetian stucco on the walls, marble floors, motorized blinds and curtains, home automation system and aluminium carpentry with double glazing.

WITHIN A BEACHFRONT LUXURIOUS COMPLEX

WALKING DISTANCE TO PUERTO BANUS

PRIVATE GARDEN

SOUTH WEST FACING

AIR CONDITIONING

VENETIAN STUCCO ON WALLS

MARBLE FLOORS

ELECTRIC BLINDS AND CURTAINS

HOME AUTOMATION SYSTEM

SIEMENS FITTED KITCHENS

ALUMINIUM CARPENTRY WITH DOUBLE GLAZING

4 PARKING SPACES AND 2 STORAGES IN UNDERGROUND GARAGE

COMMUNAL GYMNASIUM, SOCIAL CLUB WITH BAR

IMMACULATE COMMUNAL GARDENS AND SWIMMING POOL

