



**Property type :** Apartment

**Location :** Puerto Banús

**Bedrooms :** 1

**Bathrooms :** 1

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** East

**Views :** Mountain views

**Parking :** Communal parking

**House area :**

70 m<sup>2</sup>

✓ Close to sea

✓ Storage room

✓ White goods

✓ WiFi

✓ Utility room

✓ Furnished

✓ Fitted wardrobes

✓ Terrace

✓ Airconditioning

Nestled in an exclusive luxury community where neighboring units sell for up to 1.2 million set in the master community of Atalaya de Rio Verde and just 1 km from the iconic Puerto Banús port and beach, this unique duplex apartment offers incredible potential for transformation if desired in one of the most coveted areas on the Costa del Sol. Set within an architectural Andalusian design, this property combines timeless beauty with unrivaled investment potential.

Surrounded by lavish mansions, the apartment is ideally located in a highly sought-after neighborhood, offering both tranquility and easy access to the glamour of Puerto Banús. The property is a hidden gem, with ample space and a layout that allows for a complete reform to double its size and value (by adding in 50-60m2 basement, bringing total size to 130m2 easily converting this 1 bedroom to 2-3 bedrooms) —an extraordinary opportunity for investors looking to capitalize on the area's high demand for luxury homes.

Currently, the apartment boasts two levels, featuring large windows with terraces on both sides that invite abundant natural light and offer serene views of the manicured gardens that surround the property. With its distinctive Andalusian architectural style, the property has the foundation for a dramatic transformation into a luxurious and bespoke residence. The open-plan layout offers flexibility for creating expansive living and dining areas, multiple bedrooms, and modern amenities tailored to your vision of elegance and sophistication.

The surrounding community, known for its striking architecture, provides the perfect backdrop for this project, with beautifully landscaped gardens, water features, pools and unparalleled privacy. You'll be just moments away from the world-class marina at Puerto Banús, renowned shopping, fine dining, and the sun-kissed beaches, ensuring a lifestyle of luxury and convenience.

With the right vision and renovation, this duplex apartment offers the rare opportunity to create a magnificent home in one of the most prestigious areas of Marbella. Whether for personal use or as a high-return investment, this property is a canvas for creating a stunning and valuable residence in a prime luxury location.

Don't miss the chance to secure a piece of paradise in one of the most coveted areas of the Costa del Sol—where luxury, convenience, and potential meet. This duplex—an investment that promises to elevate your lifestyle and portfolio.

The urbanization is located in the Master community of Atalaya de Rio Verde, next to La Dame de Noche. Its 1 kilometer to Puerto Banus Marina and Beach. Its 1.5 kilometers to the golden mile and 4 kilometers to Five star Hotels; Puerto Romano & Marbella Club Hotel.  
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