

# Exceptional Duplex Apartment in Prestigious Puerto Banús

Spain, Marbella, Puerto Banus

Apartment - REF: TGS-A4378



Nº Bedrooms: 4  
Communal garden  
Distance to sea: 100m

Nº Bathrooms: 5  
Beach Front  
Distance to centre: central

Nº People: 8  
Garden View

Parking  
Mountain view

Terrace  
Air conditioning

Wifi  
BBQ

Communal pool  
TV

Fireplace  
Washing machine

## Activities in resort

Cycling      Golf      Mountain-Biking      Riding      Sailing      Surfing      Tennis

## Exceptional Duplex Apartment in Prestigious Puerto Banús Community

Discover an opulent and spacious four-bedroom duplex apartment within the renowned La Alcazaba community in Puerto Banús. This impressive property offers luxurious comfort within a secure and highly desirable development.

### Community Features:

- **Gated Community:** 24/7 reception and security for peace of mind.
- **Award-Winning Gardens:** Lush and beautifully maintained surroundings.
- **Large Exterior Pool:** Perfect for enjoying the Mediterranean sunshine.
- **Indoor Heated Pool, Gym, and Spa:** Offering year-round wellness facilities (pay per visit).
- **Prime Location:** Minutes walk from the beach and the world-famous Puerto Banús.

### Property Highlights:

- **Four Bedrooms, Five Bathrooms:** Ample space for families and guests.
- **Fully Equipped Kitchen:** Ideal for cooking and entertaining.
- **Large Living and Dining Rooms:** Providing generous living spaces.
- **Multiple Terraces:** Extending your living space outdoors.
- **Rooftop Terrace:** Offering additional outdoor enjoyment.

#### Lower Level:

- **Master Bedroom:** King-size bed, sitting area, private terrace, walk-in wardrobe, ensuite with large bath and separate shower.
- **Bedroom 2:** Queen-size bed, private terrace, walk-in wardrobe, ensuite with bath/shower.
- **Bedroom 3:** Queen-size bed, private terrace with garden views, ensuite with walk-in shower.
- **Bedroom 4:** Two single beds, private terrace with garden views, ample storage, ensuite with bath/shower.

#### Upper Level:

- **Fully Equipped Kitchen:** With high-quality appliances and utensils.
- **Formal Dining Area:** Seating for 10, surrounded by natural light.
- **Enormous Living Room:** Comfortable seating and smart TV.
- **Al Fresco Dining and Chillout Area:** With garden views and BBQ.
- **Stunning Arab-Influenced Courtyard:** With seating and water feature.

#### Additional Amenities:

- **Centralized Air Conditioning:** Hot and cold throughout.
- **Strong Fibre Optic WIFI:** Reachable throughout the apartment.
- **Two Private Parking Spaces:** In the underground garage.

Enjoy an exceptional lifestyle in Puerto Banús with this stunning duplex apartment.















