



## Penthouse Duplex for sale in Puerto Banús, Marbella

1,200,000 €

Reference: R5141857 Bedrooms: 3 Bathrooms: 3 Build Size: 205m<sup>2</sup>















## Costa del Sol, Puerto Banús

Exclusive duplex penthouse for sale in the El Embrujo development, one of Marbella's most exclusive areas, just 400 meters from the beach and a short walk from Puerto Banús. The property has 205 m² of built area spread over two floors, with 3 spacious bedrooms, 3 full bathrooms, a large living-dining room with plenty of natural light, a fully equipped kitchen, and a 40 m² private terrace, perfect for enjoying the sun all year round. The price includes 3 underground parking spaces. Located in a gated community with 24-hour security, the property is in a quiet and secure setting with communal pools, a gym, a spa, and perfectly maintained tropical gardens. Highlights: • 3 bedrooms | 3 bathrooms • 205 m² built • 40 m² terrace • 3 parking spaces • Marble floors, high-quality finishes • Central air conditioning • Gated community with pool, gym, and spa Unbeatable location: The house is located within walking distance of all amenities: • Beach 5 minutes walk • Luxury restaurants and beach clubs (Ocean Club, La Sala, Playa Padre) • International brand boutiques • Supermarkets (Mercadona, Supercor, Corte Inglés Gourmet) • Private clinics and pharmacies • Nearby golf courses (Los Naranjos, Aloha, Las Brisas) • International schools and sports centers • Easy access to the A-7 highway Ideal as a permanent residence, second home, or investment, with high demand for short- and long-term rentals thanks to its prime location.

U/F Heating





## **Features:**

Features Orientation Climate Control
Lift South Air Conditioning

Private Terrace Satellite TV

Ensuite Bathroom Marble Flooring 24 Hour Reception Fitted Wardrobes

Solarium

Views Setting Condition

Sea Commercial Area Fair

Pool Beachside
Close To Port
Urbanisation
Close To Schools

Close To Marina

Pool Furniture Kitchen

Communal Not Furnished Partially Fitted

GardenSecurityParkingCommunalGated ComplexUnderground

24 Hour Security Garage
Alarm System Private

Electric Blinds

Category

Luxury