

PUERTO BANÚS

3,195,000 €

REFERENCE R5395744

An Unrivaled Masterpiece: Frontline Duplex in the Heart of Puerto Banús Marina, Costa del Sol

3	3	275 m²	60 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Discover an extraordinary opportunity within the vibrant heart of Puerto Banús, one of Spain's most iconic destinations. This magnificent duplex, commanding a coveted frontline position in the prestigious Benábola building, offers a lifestyle defined by luxury, convenience, and breathtaking views. More than a residence, this is a statement of sophisticated living and a shrewd investment, perfectly positioned amidst the glittering spectacle of luxury yachts, world-class boutiques, and gourmet dining establishments that line the marina. Just steps from pristine beaches, this address is not merely sought-after; it is a global landmark, a magnet for discerning individuals seeking the very best the Costa del Sol has to offer.

The Zenith of Location: Puerto Banús, A Global Icon

Imagine waking up to the gentle sway of luxury yachts and the panoramic sweep of the Mediterranean. This property places you directly at the epicentre of Puerto Banús, a jewel on the Costa del Sol renowned for its glamorous atmosphere and vibrant cosmopolitan energy. Its frontline location in the iconic Benábola building ensures unparalleled access to everything Puerto Banús offers, alongside unbroken visual connection to the marina and the majestic Sierra Blanca mountains, crowned by La Concha. From high-fashion ateliers to Michelin-starred restaurants, exclusive beach clubs to championship golf courses, every conceivable luxury is within effortless reach. This is an immersive experience in the finest European coastal living, an extraordinary base for exhilarating holidays or a permanent, opulent lifestyle in the South of Spain.

A Unique Proposition: Dual Commercial and Residential Potential

What truly sets this property apart is its remarkable versatility. Holding a highly coveted commercial license, it presents an exceptionally rare opportunity in one of Marbella's most exclusive and high-traffic locations. Its frontline position in Puerto Banús guarantees maximum visibility and footfall, making it an ideal canvas for a luxury showroom, a high-end service establishment, or a distinguished corporate office. The generous entry-level space, currently configured as a hair salon, demonstrates its inherent commercial viability and adaptable layout.

Simultaneously, this duplex offers the privacy and comfort of a luxurious residence. The existing residential area is designed for elegant living, providing a serene escape. Furthermore, the exciting potential to add a private rooftop terrace of approximately 35 square meters would significantly elevate both the lifestyle and the long-term capital appreciation of this unique asset. This dual-purpose nature truly represents an unparalleled investment in a prime location.

Exquisite Design and Flexible Interiors

Step inside this magnificent duplex to discover spaces crafted with an unwavering commitment to quality and aesthetic appeal. The entry level captivates with a grand living room area, featuring soaring high ceilings and an elegant open fireplace, creating an atmosphere of warmth and sophistication. This expansive space, currently operating as a hair salon, showcases its inherent flexibility and potential for transformation into a magnificent reception area, a bespoke gallery, or a vibrant commercial enterprise tailored to your vision.

An architectural masterpiece, a hand-crafted staircase ascends gracefully to the second floor, serving as a sculptural focal point. Upstairs, the residence unfolds to reveal two beautifully appointed bedrooms, alongside a versatile living room currently configured as a third bedroom, offering exceptional adaptability. This floor also hosts a state-of-the-art kitchen, fully equipped with premium Miele appliances, designed for culinary artistry and seamless entertaining. From the upper living areas, residents are treated to spectacular, uninterrupted views of Puerto Banús Marina and the iconic La Concha mountain, painting a living panorama.

A Symphony of Luxury Amenities and Smart Living

This property is a testament to sophisticated living, meticulously equipped with an array of high-end features for ultimate comfort and convenience. Experience year-round comfort with zoned underfloor heating and a centralized vacuum system. Advanced home automation puts control at your fingertips, managing lighting, electric curtains, and even chromotherapy to set the perfect ambiance. Interiors are adorned with the finest materials, including three elegant wood-burning fireplaces crafted from Daino Reale aged marble. Throughout, exquisite Italian marbles such as Daino Reale, Imperial, and Serpellone, along with sophisticated Venetian plaster finishes, underscore the property's commitment to luxury. Practicality meets prestige with an Iroko bay window featuring armored glass, ensuring security without compromising views. For entertainment, a SONOS multimedia system with two surround sound systems (5.1 cinema) and 15 integrated speakers creates an immersive auditory experience. Accessibility and security are paramount, with two entrances featuring automated swing and sliding doors.

An Unmissable Investment in the South of Spain

Representing an extraordinary opportunity in the luxury real estate market, this frontline duplex in Puerto Banús is more than a property; it is an investment in an unparalleled lifestyle and a legacy asset. Its unique combination of a prime, high-visibility commercial license with sophisticated residential comfort, complemented by the potential for a private rooftop terrace, positions it as an exceptionally desirable offering. Whether you envision a prestigious business venture, a magnificent private residence, or a blend of both, this property promises significant appreciation and an incomparable quality of life in one of the world's most sought-after locations.

Asking Price: 3.195.000€ (3.300.000€ including furniture)

We invite discerning buyers to discover this truly impressive property that must be seen to be fully appreciated. Let us move you to your dream address on the Costa del Sol.

Details

Reference	R5395744	Property Type	Apartment
Status	Sale	Price	3,195,000 €
Bedrooms	3	Bathrooms	3
Build size	275 m²	Plot Size	–
Terrace	60 m²	Parking places	by request

Features

Beachfront, Air conditioning, Sea views, Mountain views