



## Ground Floor Apartment for sale in Puerto Banús, Marbella

**4.500.000 €**

Reference: R4975186   Bedrooms: 6   Bathrooms: 7   Build Size: 575m<sup>2</sup>





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## Costa del Sol, Puerto Banús

Nestled in the prestigious Gray D&apos;Albion complex in Marbella - Puerto Banus, this exceptional ground floor duplex offers an unparalleled beachfront living experience. With six spacious bedrooms and seven bathrooms, this property is the epitome of luxury and comfort. Boasting a built area of 575m<sup>2</sup>, including 488m<sup>2</sup> of meticulously designed interiors, this duplex is perfectly suited for those seeking a combination of style, convenience, and sophistication. It has 3 parking spaces, a hammam in the apartment, a bright office, and 24/7 security.

The property features a fully fitted kitchen and utility room, ensuring practicality, while the air conditioning and individual A/C units provide a comfortable atmosphere throughout the year. The interiors are adorned with marble floors and a feature fireplace that enhances the elegance of the living spaces. This brand-new residence also includes a guest apartment, an office room, and a guest toilet, making it ideal for hosting visitors or accommodating extended family. The dining room and living room offer spacious areas for relaxation and entertainment, complemented by direct sea views that create a serene ambiance.

Outdoor living is equally impressive, with a private terrace, balcony, and an uncovered terrace that allow residents to take full advantage of the Mediterranean climate. A private garden adds to the allure, providing a tranquil retreat. The communal pool and garage further enhance the convenience and appeal of this home. Additional features such as electric blinds, fitted wardrobes, and a barbeque area underscore the attention to detail and modern comforts integrated into the property.

Situated front line on the beach, this duplex offers direct sea access and is located close to key amenities, including schools, golf courses, and children's playgrounds. The gated community ensures privacy and security, while the proximity to town adds to the convenience of daily life. Whether enjoying the sauna, taking in the garden or sea views, or simply relaxing on the covered terrace, this property embodies the finest aspects of Marbella's luxurious lifestyle.



## Features:

### Caratteristiche

Terrazza coperta  
Terrazza privata  
Pavimenti in marmo  
Armadi a muro  
Sauna  
Appartamento ospiti  
Ripostiglio  
Barbecue

### Collocamento

Vicino alla spiaggia  
Vicino alla città  
Vicino alle scuole  
Sulla spiaggia

### Mobilia

Completamente arredato

### Parcheggio

Condominiale  
Più di uno

### Climate Control

Aria condizionata  
Camino

### Condizione

Nuove costruzioni

### Giardino

Privato

### Categoria

Fronte mare

### Viste

Mare  
Giardino

### Piscina

Condominiale

### Sicurezza

Complesso residenziale privato  
Sicurezza 24 ore  
Persiane elettriche