

# DUPLEX APARTMENT FOR SALE MEDITERRANEAN HAVEN

Spain, Marbella, Puerto Banus

Apartment - REF: TGS-A3177



**Price: 4.150.000 €**

N° Bedrooms: 5  
Private pool  
Washing machine

N° Bathrooms: 5  
Heated Pool  
Gym/Fitness

N° People: 10  
Sauna  
Distance to sea: 100m

Parking  
Private SPA  
Distance to centre: 1km

M² built: 785 m²  
Private lift

Terrace  
BBQ

Floor: 2  
Dishwasher

Wifi  
TV

## Activities in resort

Cycling  
Tennis

Cross country skiing

Golf

Hiking

Mountain-Biking

Riding

Sailing

Surfing

## DUPLEX APARTMENT MEDITERRANEAN HAVEN ANDALUCIAN CHARM AND STYLE

This magnificent gated development has been thoughtfully designed to create an environment that delivers seclusion and privacy, yet is only minutes from the vibrant town and marina. As one of Marbella's most exclusive addresses, it offers all the essential facilities to provide de comfort, convenience and peace of mind to its residents.

## THIS DUPLEX APARTMENT REPRESENTS THE ULTIMATE LUXURY MEDITERRANEAN BEACHSIDE LIVING

- Secure underground car park
- Lift access to the apartments

- 24 hour manned security with CCTV
- Prestigious entrance foyer with lift
- Fully equipped
- Spa complex with gym, sauna and steam room
- Clubhouse, for entertaining guests
- 2,000 m2 of private tropical gardens with lawn
- Direct acces to the beach 80 m2 heated swimming pool
- Summer house

## THE RESIDENCE

The spacious, light apartments provide flexible accommodation ideally suited to comfortable year round habitation. Floor-to-ceiling doors and windows allow the Mediterranean breezes to permeate the apartment during the temperate months and, with direct access onto the large terraces, residents can enjoy a wonderfull indoor-outdoor lifestyle. Finished to an exceptional standard of craftsmanship, the developers have installed premium quality fistures and fittings throughout.

- Fitted cupboards
- Sound-reducing windows
- Marble flooring
- Full multi-controll individual air-conditioning
- Surround sound music system
- Domotic smart system lightting
- Siemens fitted kitchens
- Alarm systems
- Wifi

## Taxes and fees

*Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.*























