



## PENTHOUSE DUPLEX 3 BEDROOMS 3 BATHROOMS IN PUERTO BANÚS

📍 Puerto Banús

REF# R5141857 €1,200,000

BEDS

3

BATHS

3

BUILT

205 m²

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.

# BROMLEY ESTATES

## *Marbella*

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### Highlights:

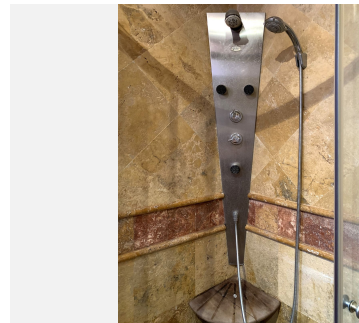
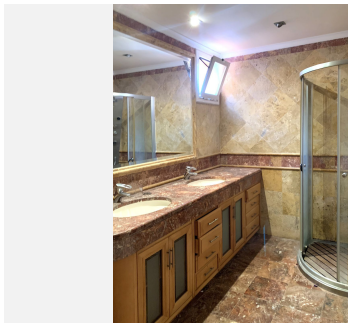
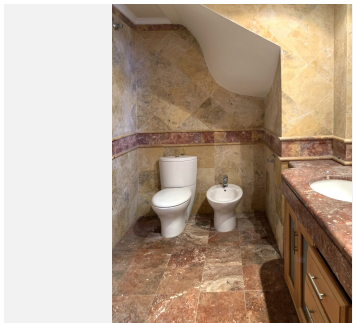
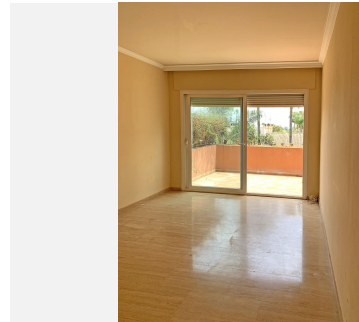
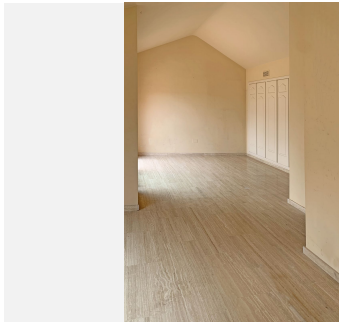
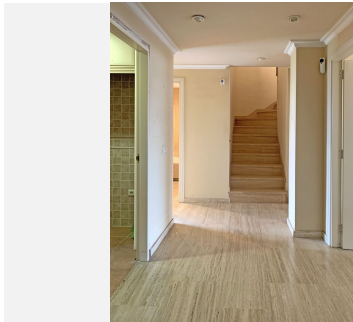
- 3 bedrooms | 3 bathrooms
- 205 m² built
- 40 m² terrace
- 3 parking spaces
- Marble floors, high-quality finishes
- Central air conditioning
- Gated community with pool, gym, and spa

### 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

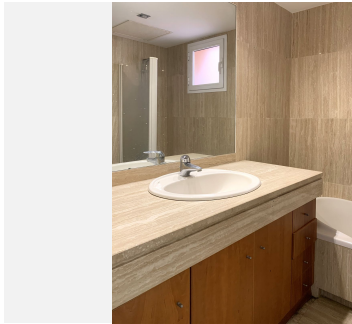
Ideal as a permanent residence, second home, or investment, with high demand for short- and long-term rentals thanks to its prime location.





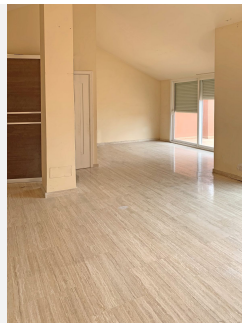
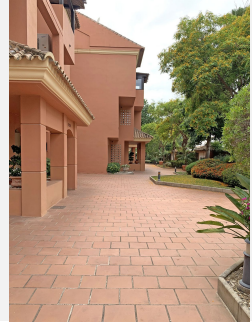
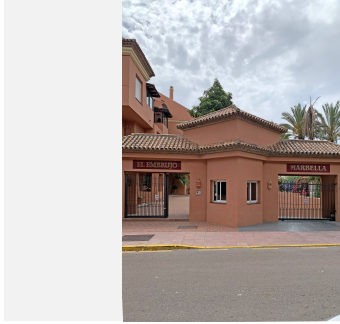
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