



EXCLUSIVELY PRESENTED BY
Triple L Estates & Investments

PUERTO BANÚS · MARBELLA · A TRIPLE L EXCLUSIVE

3 Bedroom Beachfront Penthouse in Puerto Banús

Front line to the beach, at the top of a hotel residence beside Puerto Banús — with a jacuzzi on the roof and La Concha on the horizon.

BEDROOMS

3

BATHROOMS

3

BUILT

110 m²

ASKING

€1,250,000



Triple L Estates & Investments · Established 2001

WHY WE ARE SHOWING YOU THIS ONE

Nothing between the terraces and the sea.

Front line means exactly that: the building stands on the beach, so the view from the terraces runs out over the sand and the water with nothing in the way — panoramic and unobstructed, in our listing's words.

And it is a penthouse in a hotel residence, part of the hotel's rental programme: a beach home you can live in, let, or both. This book shows the place; the questions at the end are the ones that decide which.

Triple L Estates & Investments · Puerto Banús, Marbella



— FRONT LINE

The top floor of the front line

Three bedrooms and three bathrooms in 110 m², with 40 m² of terrace as listed, at the top of a hotel residence that stands directly on the beach beside Puerto Banús.

From the terraces the coast runs out in both directions — the palms along the sand, the breakwater, and the open sea in front.

Panoramic, unobstructed sea views.

— FROM THE TERRACES

One horizon, four ways



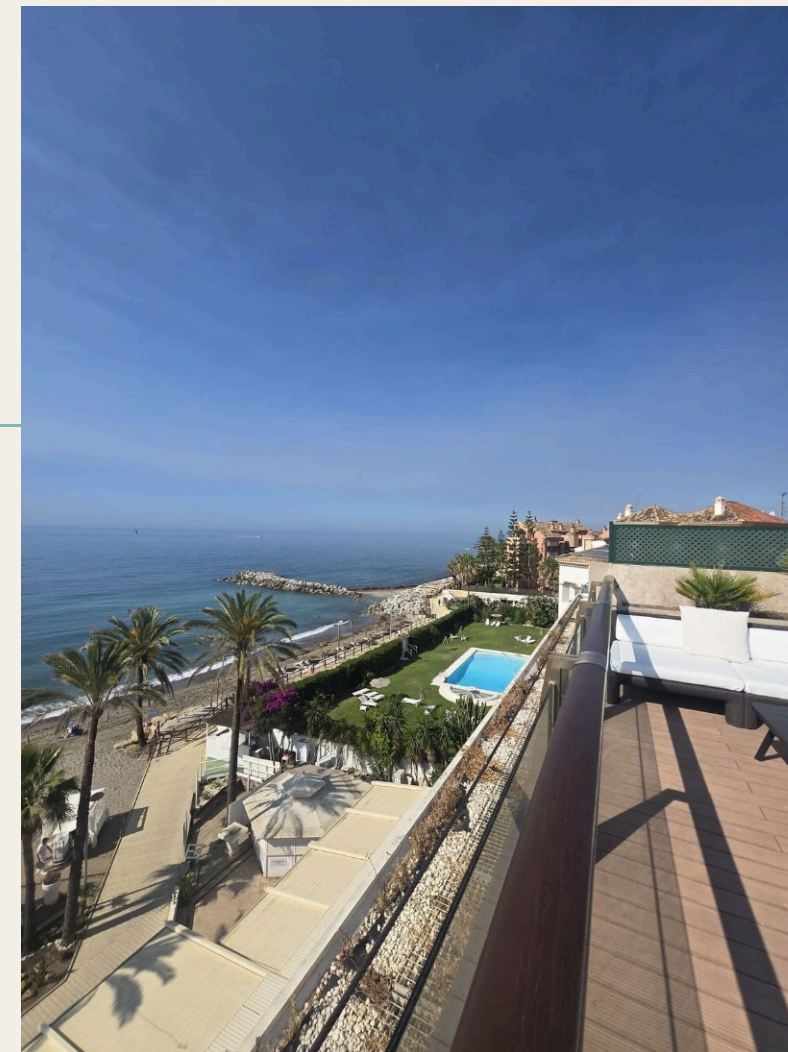
— Through the balcony doors



— The beach in full sun



— Palms along the sand



— Straight down to the beach



— ON THE ROOF

Ajacuzzi facing La Concha

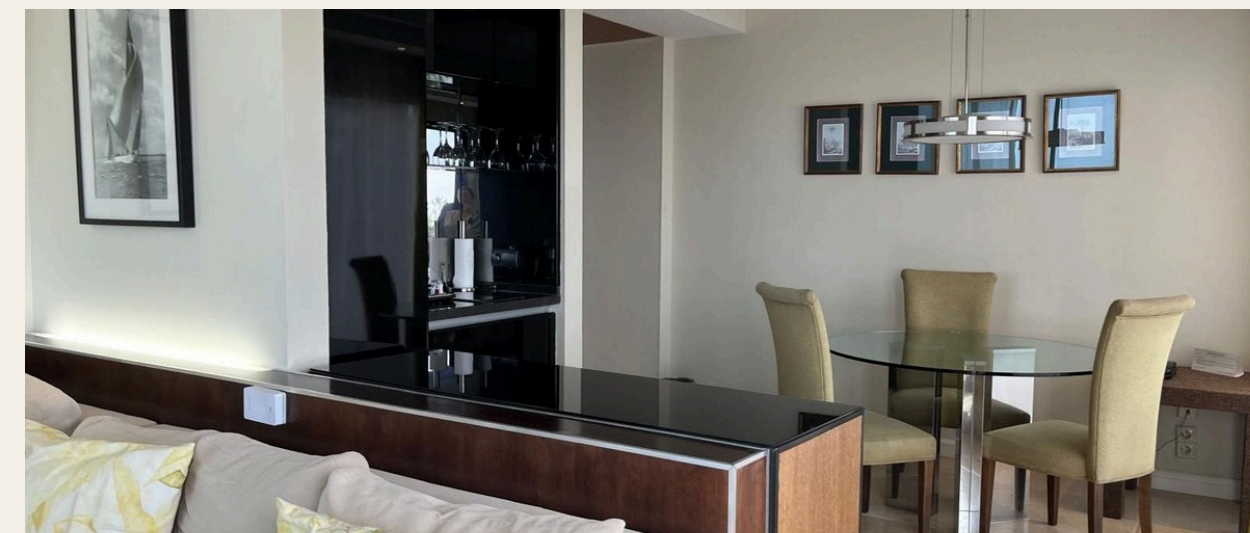
Up on the roof a timber deck holds sun loungers, an outdoor lounge and a dining table — and the jacuzzi, set into the decking with La Concha straight ahead. Turn round, and it is the sea again.



— INSIDE

Three bedrooms, three bathrooms, the sea in the windows

110 m² built. The living room opens through full-height doors to the terrace, so the beach is the first thing you see from the sofa.





— LIVING IN IT, LETTING IT, OR BOTH

Part of the hotel's rental programme

The penthouse is in the hotel's rental scheme, and our listing records a proven net operating income of 8% a year, on what it calls year-round demand.

Live

A front-line penthouse with three bedrooms beside the port: a beach home for the weeks you want it.

Let

Through the hotel's rental programme, with the 8% net operating income our listing states.

Both

How many weeks you can keep for yourself is the first thing to ask. We will get you the programme's terms.



TRIPLE L
ESTATES & INVESTMENTS

OUR READING

A beach home with a hotel behind it

The case for it is simple and rare: the top floor of a building that stands on the beach, beside Puerto Banús, with a roof deck and its jacuzzi facing La Concha.

The hotel's rental programme is what makes it different from any other front-line penthouse — and it is also where the real questions are.

Triple L Estates & Investments

Puerta de Banús · Marbella · Costa del Sol · Established 2001

WHAT OUR LISTING DOES NOT SAY

- The rental programme's terms: the weeks an owner keeps, and how income and costs are shared.
- Hotel and community charges, the IBI (council tax) and the energy certificate.
- Whether the roof deck and its jacuzzi belong to the penthouse alone.

WHAT WE WOULD ASK IN YOUR PLACE

- The accounts behind the 8% net operating income — the last full years, not a projection.
- How many weeks a year you could use it yourself, and how far ahead you must book them.
- What the charges cover, and what they were last year.

BEFORE YOU GO

Living in it, letting it, or both.

Front line to the beach beside Puerto Banús, three bedrooms, three bathrooms, and a place in the hotel's rental programme. We will bring the programme's terms to the viewing.

Type	Penthouse in a hotel residence
Bedrooms	3
Bathrooms	3
Built area	110 m²
Terrace	40 m², as listed
Position	Front line to the beach
Rental	Hotel rental programme
Asking price	€1,250,000



YOUR NEXT STEP

Come and stand on the front line.

Tell us when you would like to see it — in person or on a video call. We arrange it with the owner directly.

Triple L Estates & Investments

Puerta de Banús · Marbella · Costa del Sol
Established 2001 · Over 600 families guided home

+34 951 61 21 26

info@lll-estates.com

lll-estates.com/exclusives/beachfront-penthouse-in-puerto-banus



TRIPLE L

ESTATES & INVESTMENTS

ABOUT TRIPLE L

We have helped buyers on the Costa del Sol since 2001.

Our advisors visit every development we recommend. We guide you from the first viewing to the handover of the keys, in your own language, and work alongside the independent lawyer of your choice.

2001

YEAR FOUNDED

600+

FAMILIES HELPED

9

LANGUAGES SPOKEN

+34 951 61 21 26

info@lll-estates.com

lll-estates.com/exclusives/beachfront-penthouse-in-puerto-banus

Triple L Estates & Investments · Puerta de Banús, 29660 Marbella, Costa del Sol

This brochure is for information only. Images and plans are for illustration. Specifications, prices and availability may change and do not form part of any contract.