



## Penthouse Duplex for sale in Nueva Andalucía, Marbella

3,295,000 €

Reference: R5396830 Bedrooms: 4 Bathrooms: 5 Build Size: 669m<sup>2</sup> Terrace: 393m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Los Granados Golf is one of those communities that rarely needs an introduction in the Nueva Andalucía area on the Costa del Sol. Well-run and perfectly positioned next to the Royal Club Las Brisas Golf Course, it has long been regarded as one of the most desirable addresses in the Golf Valley. Properties here seldom come to market, and when they do, they tend to attract serious buyers.

This duplex penthouse occupies the top two floors and makes the most of its position. The views: unobstructed across the golf course and out to the Mediterranean, are a constant presence throughout the property, whether you are in the living room, on the main terrace or up on the roof terrace. Access is via a private lift that opens directly into the apartment's entrance hall, with no shared landings or corridors involved. The main living level is well proportioned and practical in its layout: a generous sitting and dining area with a fireplace, a fully equipped kitchen and a breakfast area, three double bedrooms each with their own bathroom and fitted wardrobes, two of them opening onto the terrace, plus a separate office that works equally well as a fourth bedroom, and two guest cloakrooms.

The upper floor adds a fourth en-suite bedroom, currently used as a lounge and relaxation space, and leads out to the rooftop terrace. This is where the property really comes into its own: a large sun-drenched space with a private heated pool, outdoor shower and views that take in both La Concha and the sea. It catches the sun from morning through to evening. Across both levels, the terraces total nearly 393 m<sup>2</sup> and offer a variety of settings, some covered, some open for outdoor dining, lounging and entertaining throughout the year.

Two underground parking spaces and a storage room with golf buggy space complete the property. The community itself is gated with 24/7 security and concierge, and residents have access to a covered heated pool and a fully equipped gym, indoor and outdoor pools.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Solarium  
Gym  
Utility Room  
Jacuzzi  
Domotics  
Fiber Optic

### Views

Sea Views  
Mountain  
Panoramic  
Garden  
Pool  
Golf

### Pool

Heated  
Indoor  
Private Pool

### Garden

Communal

### Category

Golf

### Orientation

South

### Setting

Close To Golf  
Close To Port  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Electric Blinds  
Entry Phone

### Climate Control

Air Conditioning  
Fireplace  
Central Heating  
U/F Heating

### Condition

Excellent

### Kitchen

Partially Fitted

### Parking

Communal  
More Than One