



# Penthouse Duplex for sale in Nueva Andalucía, Marbella

1,195,000 €

Reference: R5110723 Bedrooms: 3 Bathrooms: 2 Build Size: 123m<sup>2</sup> Terrace: 145m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Modern Duplex Penthouse with Sea Views near Puerto Banús

A light-filled, Scandinavian-style 3-bedroom duplex penthouse located in a new development, just a short walk from the lively harbour of Puerto Banús.

This well-planned home offers a calm, modern aesthetic with quality finishes throughout. The open-plan kitchen and living space opens onto a generous south-facing terrace—ideal for relaxed outdoor meals or quiet evenings. A separate utility room adds everyday convenience.

All three bedrooms are designed with simplicity and comfort in mind, with the master bedroom featuring a stylish en-suite bathroom. Natural materials and soft tones create a peaceful atmosphere.

Upstairs, the private rooftop terrace offers wide sea views and plenty of space to enjoy the Mediterranean lifestyle. With a built-in barbecue and outdoor kitchen, it's perfect for long summer evenings with friends or quiet mornings in the sun.

Both terraces face the sea and offer a strong connection to the surrounding landscape. A private garage space is included. Restaurants, shops, and beaches are all within easy walking distance—no car &nbsp;needed.

Low-maintenance &nbsp;and &nbsp;secure, &nbsp;this &nbsp;property &nbsp;makes an ideal &nbsp;second home or weekend getaway. Clean &nbsp;design, functional living, &nbsp;and &nbsp;the best &nbsp;of coastal &nbsp;life—all &nbsp;in &nbsp;one &nbsp;place. &nbsp;High &nbsp;rental &nbsp;potential



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Fitted Wardrobes  
Solarium  
WiFi  
Utility Room  
Jacuzzi  
Barbeque

### Views

Sea Views  
Mountain

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

South West

### Setting

Commercial Area  
Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Close To Marina

### Furniture

Not Furnished

### Security

Gated Complex  
Alarm System  
Electric Blinds

### Category

Luxury  
Resale  
Contemporary

### Climate Control

Air Conditioning  
Hot A/C  
U/F/H Bathrooms

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Garage