

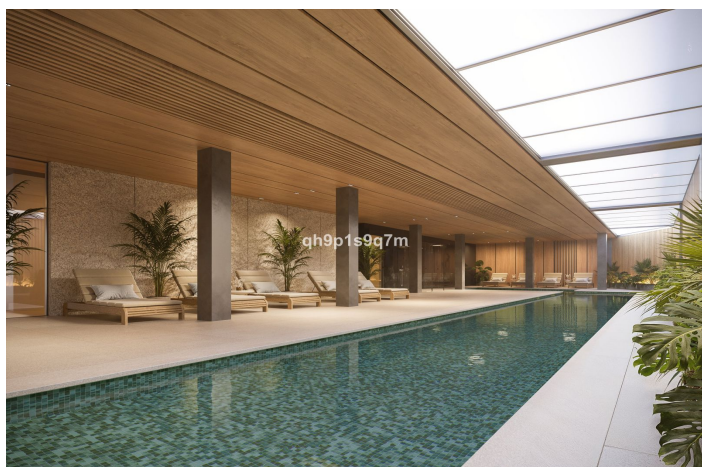


## Duplex for sale in Marbella, Marbella

900.000 - 2.790.000

€

Referencia: R4959007    Dormitorios: 2 - 4    Baños: 2 - 4    Construido: 85m<sup>2</sup> - 375m<sup>2</sup>





## Costa del Sol, Marbella

This is an exclusive residential complex comprising 113 homes, designed with a unique architecture that reinterprets the traditional concept of the Andalusian courtyard. This approach allows natural light to flood every space, bringing an avant-garde touch to each home.

Located in the prestigious district of Nueva Andalucía, this project enjoys a privileged location just a short distance from the iconic Puerto Banus and is surrounded by an exceptional array of schools, shops, supermarkets, clinics, restaurants, and cafés.

Nueva Andalucía stretches across a vast valley in the western part of Marbella. This enclave, surrounded by majestic mountains and offering panoramic sea views, is also known as the "Golf Valley" due to the five renowned golf courses it encompasses: Aloha, Las Brisas, Los Naranjos, La Quinta and Dama de Noche.

Recognised as one of the most exclusive residential areas in southern Spain, Nueva Andalucía stands out for its well-maintained streets, lush vegetation, and luxurious residential complexes, which together create a unique environment of elegance and distinction.

The complex offers a wide range of premium services to ensure comfortable, relaxed and stylish living. Each space has been conceived to satisfy the most demanding needs and provide a unique wellness experience.

At the heart of the project is the outdoor swimming pool, surrounded by gardens and sun loungers. This creates a true oasis where residents can enjoy the magnificent Mediterranean climate. Additionally, the indoor pool area, together with the gym and spa, evokes the refined and exclusive ambience of a five-star hotel.

The communal areas are complemented by a modern coworking area that provides an ideal environment for productivity while a sophisticated social club with cinema provides the perfect setting for entertaining and enjoyment, either personally or in the company of guests.

Excellence is at the heart of this project, where the combination of high-end materials, prestigious brands and cutting-edge technologies translates into homes where comfort and functionality predominate.

Large-format floorings, including terraces, provide a seamless transition and a sense of continuity between indoor and outdoor spaces. Floor-to-ceiling windows flood the homes with natural light, while modern ventilation installations and home automation systems ensure comfort, efficiency and personalised control in every corner of the home.

The kitchens, with an elegant open concept, are equipped with energy-efficient integrated appliances. In the bathrooms, vitrified porcelain sanitary ware, solid mineral washbasin tops and taps and fittings from leading brands will be used.



## Características:

### Características

Terraza Cubierta  
Terraza Privada  
Trastero - Almacén  
Armarios Empotrados  
Solario  
Gimnasio

### Vistas

Vistas al Mar  
Vistas Panorámicas  
Vistas a Jardín  
Vistas a Piscina

### Piscina

Piscina Comunitaria  
Piscina Cubierta

### Seguridad

Recinto Cerrado

### Orientación

Norte  
Este  
Sur  
Oeste

### Posición

Cerca de Golf  
Cerca de Puerto  
Cerca del Mar  
Cerca de Tiendas  
Cerca de Colegios  
Cerca de Marina

### Cocina

Kitchen-Lounge

### Aparcamiento

Parking Subterráneo  
Parking Comunitario  
More Than One

### Climatización

A/A Preinstalado  
Suelo Radiante

### Estado

Nueva Construcción

### Jardín

Jardín Comunitario  
Jardín Privado  
Jardín Paisajístico

### Categoría

Nueva Promoción