



Penthouse Duplex for sale in Nueva Andalucía, Marbella

615,000 €Reference: R5219503 Bedrooms: 2 Bathrooms: 2 Build Size: 95m² Terrace: 50m²



Costa del Sol, Nueva Andalucía

Discover this rare gem in the heart of vibrant Nueva Andalucía, within the exclusive Ivy Residence – a beautifully renovated boutique complex of just 26 modern apartments, ideally situated in Marbella's coveted 'Golf Valley' on the Costa del Sol. This spacious, light-filled two-bedroom home offers a thoughtful layout across two levels, perfect for couples, small families, or as a lucrative holiday retreat. Nestled in a prime spot just a 10-minute stroll from the glamorous Puerto Banús marina – with its designer boutiques, yacht harbour, fine dining, and buzzing nightlife – and moments from pristine beaches, world-class golf courses like Aloha and Los Naranjos, international schools, supermarkets, gyms, and trendy restaurants. Enjoy the best of Mediterranean living with effortless access to everything, yet in a peaceful, residential setting away from the hustle. Spanning 95 m² built (90 m² usable) with an inviting east-facing orientation for morning sunshine, this second-floor apartment (no lift) has been meticulously maintained for private use only – never rented or Airbnbed – and is sold fully furnished with contemporary style. The ground level welcomes you with an entrance hall, guest cloakroom, open-plan kitchen equipped with modern appliances flowing into a cosy living-dining area, and direct access to a private terrace for al fresco mornings. Upstairs, two generous bedrooms with fitted wardrobes share a large family bathroom and open onto another terrace overlooking the lush surroundings – ideal for relaxation or evening sundowners. Residents of this secure, gated community benefit from 24-hour security, impeccably maintained tropical gardens, a stunning communal swimming pool, garage parking, and a private storage room included. Embrace over 300 sunny days a year in this social, friendly enclave – your perfect Pied-à-Terre in one of Marbella's most desirable addresses. Contact us today to view this unique opportunity.

Features:

Features	Orientation	Climate Control
Covered Terrace	East	Air Conditioning
Near Transport		
Private Terrace		
Storage Room		
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
Solarium		
Near Church		
Fiber Optic		
Pool		
Courtyard		
Garden		
Communal		
Communal		
Setting	Condition	
Mountain	Commercial Area	Excellent
Panoramic	Close To Golf	
Country	Close To Port	
Pool	Urbanisation	
Courtyard	Close To Sea	
Garden	Close To Shops	
Communal	Close To Town	
Communal	Close To Schools	
Communal	Town	
Communal	Close To Marina	
Furniture	Kitchen	
Communal	Fully Furnished	Fully Fitted
Security	Parking	
Communal	Gated Complex	Underground
Communal	24 Hour Security	Garage
Communal	Entry Phone	Private
Communal		Communal