



# Ático Dúplex en venta en Nueva Andalucía, Marbella

615.000 €

Referencia: R5219503    Dormitorios: 2    Baños: 2    Construido: 95m<sup>2</sup>    Terraza: 50m<sup>2</sup>





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## 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 m<sup>2</sup> built (90 m<sup>2</sup> 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 Airbnbbed – 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.



## Características:

### Características

Terraza Cubierta  
Cerca de Transporte  
Terraza Privada  
Trastero - Almacén  
Baño En-Suite  
Suelos de Mármol  
Doble acristalamiento  
Armarios Empotrados  
Solario  
Cerca de una Iglesia  
Fibra óptica

### Vistas

Vistas a Montaña  
Vistas Panorámicas  
Vistas al Campo  
Vistas a Jardín  
Vistas a Piscina  
Vistas a Patio

### Piscina

Piscina Comunitaria

### Jardin

Jardín Comunitario

### Orientación

Este

### Posición

Área Comercial  
Cerca de Golf  
Cerca de Puerto  
Urbanización  
Cerca del Mar  
Cerca de Tiendas  
Cerca de Ciudad  
Cerca de Colegios  
Ciudad  
Cerca de Marina

### Muebles

Completamente Amueblada

### Seguridad

Recinto Cerrado  
Seguridad de 24 horas  
Portero Automático

### Climatización

Aire Acondicionado

### Estado

Excelente estado de conservación

### Cocina

Cocina Equipada

### Aparcamiento

Párking Subterráneo  
Garaje  
Párking Privado  
Párking Comunitario