



## Penthouse Duplex zum Verkauf in Nágüeles, Marbella

745.000 €

Referenz: R5258317 Schlafzimmer: 3 Badezimmer: 3 Garten: 142m<sup>2</sup> Terrasse: 47m<sup>2</sup>





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## Costa del Sol, Nagüeles

Located in the prestigious area of Nagüeles, Marbella, this elegant 3-bedroom, 3-bathroom duplex apartment occupies the first and second (top) floors of the sought-after Urb. Pueblo Bermejo, offering privacy, comfort, and an exceptional residential setting.

The property is well laid out over two levels, providing generous living spaces filled with natural light thanks to its desirable west-facing orientation. On the first floor you will find the open plan living and dining room with fireplace and a brand new kitchen and access to a terrace. On the same level there are 2 bedrooms and 2 bathrooms. On the 2nd floor you will find the master bedroom with access to a large solarium with views towards the sea and La Concha mountain, with an ample dressing area and master bathroom.

Two of the three bedrooms benefit from their own en-suite bathrooms, making the home ideal for families, guests, or as a high-quality holiday residence.

Set within a charming and well-maintained urbanisation, the duplex also includes two private underground garage spaces, a valuable feature in this prime location.

The property has an LPO (First Occupation Licence) in place, ensuring peace of mind for buyers and making it suitable for both personal use and rental investment.

Despite its prime address, the community fees are exceptionally low at just €130 per month, adding to the overall appeal and cost-efficiency of this home.

Ideally positioned close to Marbella's Golden Mile, just a 3 mins drive to Puente Romano, beaches, international schools, and all amenities, this duplex represents an excellent opportunity to acquire a quality property in one of Marbella's most desirable residential areas.



## Eigenschaften:

### Merkmale

In der Nähe des Transports

Private Terrasse

Badezimmer

Doppelverglasung

Einstellungsschränke

Solarium

Restaurant vor Ort

Glasfaser

### Ansichten

Meer

Garten

Urban

### Pool

Gemeinschaft

Kinderpool

### Garten

Gemeinschaft

### Versorgungsunternehmen

Strom

Trinkbares Wasser

### Orientierung

West

### Einstellung

In der Nähe von Golf

Urbanisierung

In der Nähe von Geschäften

In der Nähe der Stadt

In der Nähe von Schulen

Stadt

In der Nähe des Waldes

### Möbel

Optional

### Sicherheit

Gated Complex

Alarmanlage

Eingabetelefon

### Kategorie

Ferienhäuser

Investition

Golf

Luxus

Wiederverkauf

### Klimakontrolle

Klimaanlage

Kalte a/c

Heiße A/C.

Kamin

### Zustand

Exzellent

Kürzlich renoviert

### Küche

Voll ausgestattet

### Parken

Unterirdisch

Garage

Mehr als eins