



## Ático Dúplex en venta en Guadalmina Alta, Marbella

**595.000 €**Referencia: R5020204 Dormitorios: 3 Baños: 3 Construido: 180m<sup>2</sup> Terraza: 58m<sup>2</sup>



## Costa del Sol, Guadalmina Alta

Guadalmina Golf-front Duplex Penthouse with views to La Concha. This exquisite duplex penthouse is nestled in the heart of Guadalmina Alta, one of the most desirable areas in Marbella, celebrated for its peaceful and tranquil environment. Located within walking distance to the charming old town of San Pedro de Alcántara, the Guadalmina commercial centre, and the beach, this spacious duplex is just steps away from the Guadalmina Golf Course and its clubhouse. Positioned on an elevated south-east facing plot, it offers spectacular views of La Concha, Marbella's iconic mountain, and enjoys incredible sunlight throughout the day. Upon entering the main level of the apartment, the spacious living room warmly welcomes you, inviting you to relax and enjoy its cosy ambiance. The living room is thoughtfully divided into sitting and dining areas and seamlessly extends to a terrace with views of the golf course and La Concha. This level also features a bedroom, a guest bathroom, and a separate, spacious kitchen that can accommodate a 4-6 seater dining table. The upper level boasts a generous master bedroom with ample closet space, an en-suite bathroom, and direct access to a marvellous terrace with green and mountain views. Additionally, there is an extra bedroom on this floor with an en-suite bathroom and integrated closet, as well as a charming interior terrace. Both bedrooms open onto the terrace, offering a perfect blend of indoor and outdoor living. Extra features of this duplex include gas heating throughout, pre-installation for air conditioning, marble floors, and ceramic flooring in the kitchen. The apartment also offers 24-hour security and concierge service, 6 pools, and 4 kids playgrounds, an underground private parking space, and an outdoor parking area suitable for additional parking and visitors. Large windows allow natural light to flood every room, creating a harmonious blend of comfort and nature. This marvellous gem is strategically located in a beautiful and sought-after area, making it a truly exceptional home.



## Características:

Características	Orientación	Climatización
Terraza Cubierta	Este	A/A Preinstalado
Ascensor		Chimenea
Cerca de Transporte		Calefacción Central.
Terraza Privada		
TV Satélite		
Trastero - Almacén		
Baño En-Suite		
Suelos de Mármol		
Doble acristalamiento		
24 Horas Recepción		
Armarios Empotrados		
WiFi		
Vistas	Posición	Estado
Vistas a Montaña	Área Comercial	Buen estado de conservación
Vistas a Jardín	Cerca de Golf	
Vistas a Golf	Urbanización	
	Cerca de Tiendas	
	Cerca de Cuidad	
	Cerca de Colegios	
	Primera línea de Golf	
Piscina	Muebles	Cocina
Piscina Comunitaria	Sin Amueblar	Cocina Equipada
Children`s Pool		
Jardín	Seguridad	Aparcamiento
Jardín Comunitario	Recinto Cerrado	Párking Subterráneo
Jardín Paisajístico	Seguridad de 24 horas	Párking Privado
		Párking Comunitario
Servicios Públicos	Categoría	
Agua Potable	Inversion	
	Golf	
	Reventa	