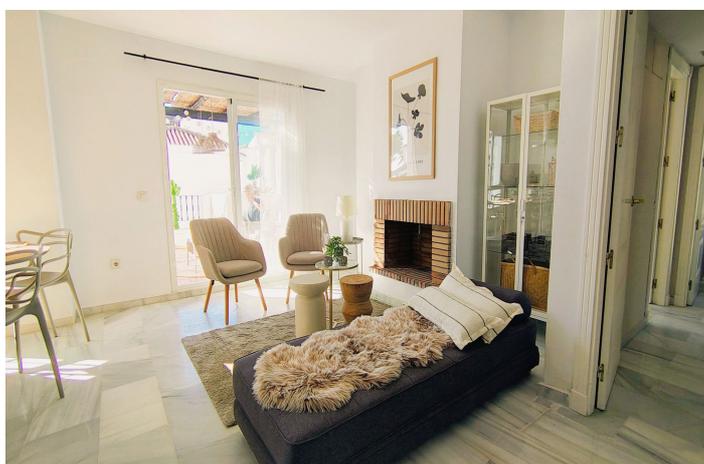




## Ático en venta en Nueva Andalucía, Marbella

560.000 €

Referencia: R5192275    Dormitorios: 3    Baños: 2    Construido: 97m<sup>2</sup>    Terraza: 51m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

We are proud to present this exceptional south-facing duplex penthouse located in the prestigious Los Naranjos urbanization, Nueva Andalucía. This property stands out for its brightness, expansive terraces, and a strategic location that guarantees a comfortable and convenient lifestyle.

### Layout and Living Space:

The apartment is intelligently designed to maximize space and comfort:

**Main Floor:** Features 2 double bedrooms plus an additional single bedroom, perfect for a nursery or home office. It includes 2 full bathrooms and a very large south-facing terrace, ideal for soaking up the Marbella sun all day long.

**Upper Floor:** A spectacular private rooftop solarium, providing the perfect space for a BBQ area, chill-out zone, or private sunbathing.

### Strategic Location:

Ideally positioned between Marbella, San Pedro, and Puerto Banús.

Only 1,800 meters from Puerto Banús.

A 6-minute drive to Puente Romano (Golden Mile) and San Pedro de Alcántara.

Walking distance to everything: Supermarket just 150 meters away and an unbeatable educational offer with 2 schools within 500m and two more just 1,200m away.

### Investment and Amenities:

The gated community offers 24-hour security, concierge services, and a communal pool. The property has a holiday rental license (final registration in process), and short-term rentals are permitted within the complex, ensuring high rental yield potential. It is an ideal choice for year-round living or as a high-end holiday home.

Don't miss out—contact us today to schedule a viewing!



## Características:

### Características

Terraza Privada  
24 Horas Recepción  
Armarios Empotrados  
Solario  
WiFi

### Vistas

Vistas a Montaña  
Vistas a Jardín  
Vistas Urbanas

### Piscina

Piscina Comunitaria

### Jardin

Jardín Comunitario

### Servicios Públicos

Electricidad  
Agua Potable

### Orientación

Sur

### Posición

Área Comercial  
Cerca de Golf  
Cerca de Puerto  
Urbanización  
Cerca de Colegios  
Primera línea de Golf  
Ciudad

### Muebles

Parcialmente Amueblada

### Seguridad

Recinto Cerrado  
Seguridad de 24 horas

### Categoría

Casas de vacaciones  
Inversion

### Climatización

Aire Acondicionado  
Chimenea

### Estado

Excelente estado de conservación

### Cocina

Cocina Equipada

### Aparcamiento

Párking Libre  
Párking Comunitario