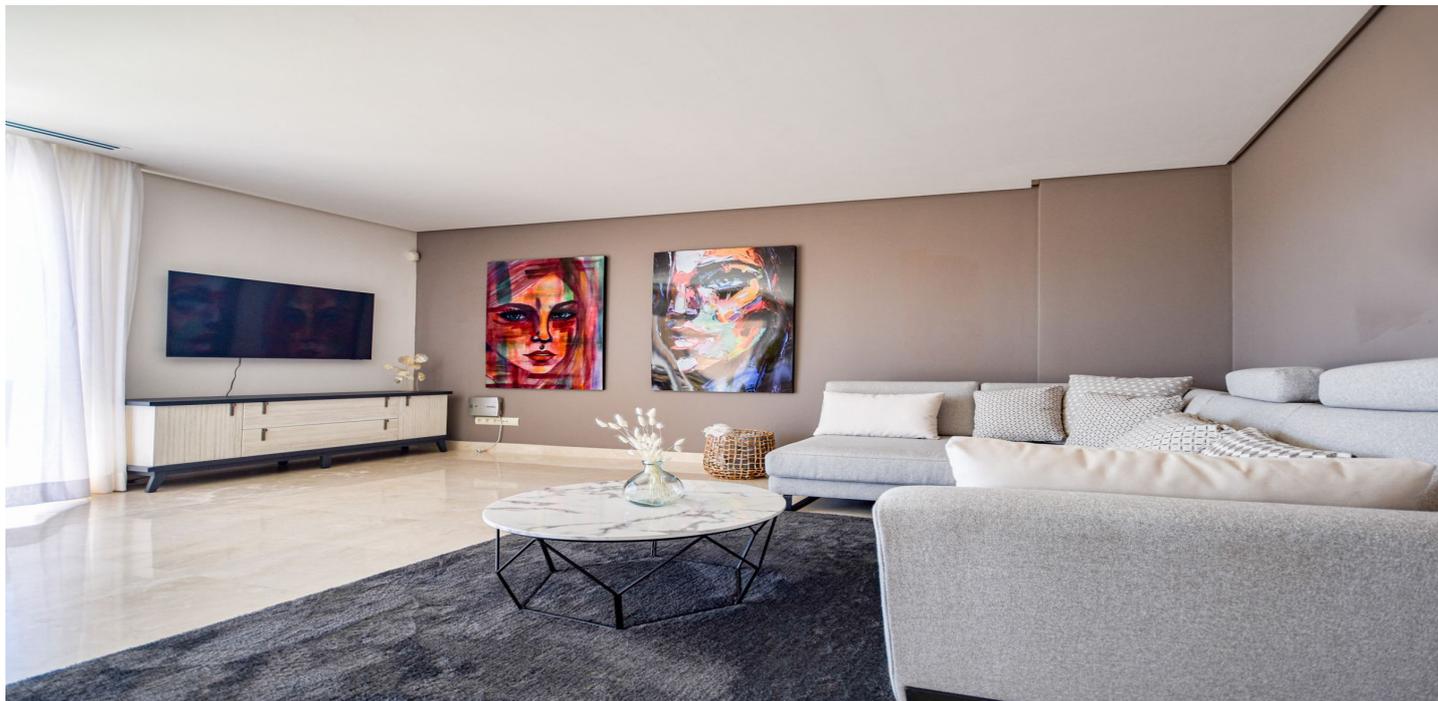




# Ático Dúplex en venta en Nueva Andalucía, Marbella

690.000 €

Referencia: R5323030    Dormitorios: 3    Baños: 3    Construido: 160m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

We present this elegant duplex penthouse located in the prestigious Vista Real complex, one of the most exclusive and sought-after areas of Nueva Andalucía, Marbella. Surrounded by the finest golf courses and only 5 minutes by car from Puerto Banús and 3 minutes from Aloha, this home combines contemporary design, comfort, and stunning views of the Mediterranean Sea.

The property is distributed over two levels, offering 3 bedrooms, 2 full bathrooms, and a guest toilet, as well as a spacious living-dining area, a fully equipped kitchen, and several terraces with spectacular sea views.

Its south-facing orientation guarantees exceptional natural light throughout the day, while the hot and cold air conditioning system provides comfort in every season.

### THE AREA IN DETAIL | NUEVA ANDALUCÍA, MARBELLA ↗

Nueva Andalucía is one of Marbella's most exclusive residential areas. Known for its luxury, tranquility, and proximity to Puerto Banús and the Golden Mile, it offers the perfect balance between elegance and convenience.

Nearby, you will find a wide selection of gourmet restaurants, stylish bars, boutiques, and supermarkets. Marbella's charming old town is just a 10-minute drive away.

The area is surrounded by some of the most prestigious golf clubs on the Costa del Sol: Los Naranjos Golf Club, Real Club de Golf Las Brisas, Aloha Golf Club, and La Quinta Golf & Country Club – making it a true paradise for golf enthusiasts.

### THE PENTHOUSE IN DETAIL | VISTA REAL ↗

From the moment you enter, the space stands out for its brightness, spaciousness, and contemporary style.

The living-dining area, with direct access to the terrace, has been designed to enjoy the Mediterranean climate and sea views in an elegant, relaxed setting.

The kitchen is fully equipped with high-end appliances – oven, microwave, double-door refrigerator, dishwasher, kettle, and toaster – and also includes a separate laundry area with washing machine and ironing space.

The main terrace offers an outdoor dining table, a large sofa with a coffee table, and two sun loungers – the perfect place to relax or enjoy moments with family and friends.

On the upper floor, the master bedroom features an en-suite bathroom with a rain shower, bathtub, and double sink, as well as a private terrace with panoramic sea views, a sun lounger, and armchairs.

The other two bedrooms are also equipped with high-quality beds and built-in wardrobes, ensuring both comfort and functionality.

### THE COMPLEX IN DETAIL | VISTA REAL, NUEVA ANDALUCÍA ↗

The Vista Real complex stands out for its elegant Mediterranean architecture, privacy, and privileged elevated position, offering some of the best sea and golf valley views in Marbella.



Residents enjoy access to a large communal swimming pool (open from 10:00 to 22:00, subject to seasonal availability) and beautifully landscaped gardens, creating a calm and exclusive atmosphere.

The property includes two private parking spaces and complies with all current safety regulations, featuring a smoke detector, fire extinguisher, and first aid kit.

This duplex penthouse represents a unique opportunity for those seeking a modern, bright property with spectacular sea views in one of Marbella's most desirable areas — ideal as both a permanent residence and a high-value investment.



## Características:

### Características

Terraza Cubierta  
Ascensor  
Terraza Privada  
Trastero - Almacén  
Baño En-Suite  
Suelos de Mármol  
Doble acristalamiento  
Armarios Empotrados  
WiFi  
Lavadero

### Vistas

Vistas al Mar  
Vistas a Montaña  
Vistas Panorámicas  
Vistas al Campo  
Vistas a Jardín  
Vistas a Calle

### Piscina

Piscina Comunitaria

### Jardín

Jardín Comunitario

### Servicios Públicos

Paneles Solares Térmicas

### CO2 Emission Rating

A

### Orientación

Sur

### Posición

Cerca de Golf  
Cerca del Mar  
Cerca de Tiendas  
Cerca de Ciudad  
Cerca de Colegios

### Muebles

Completamente Amueblada

### Seguridad

Recinto Cerrado  
Seguridad de 24 horas  
Persianas Eléctricas

### Categoría

Lujo

### Climatización

Aire Acondicionado  
Chimenea  
Calefacción Central.

### Estado

Excelente estado de conservación  
Reformado Recientemente

### Cocina

Cocina Parcialmente Equipada

### Aparcamiento

Párking Privado  
More Than One

### Calificación energética

A