



# Penthouse Duplex zum Verkauf in Nueva Andalucía, Marbella

525.000 €

Referenz: R5357047    Schlafzimmer: 3    Badezimmer: 2    Garten: 134m<sup>2</sup>    Terrasse: 45m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Located in the ever-popular Los Naranjos de Marbella, this charming duplex penthouse offers an exceptional lifestyle within walking distance to amenities, the beach, and the world-renowned Puerto Banús.

The property features 3 bedrooms and 2 bathrooms, thoughtfully distributed over two levels.

On the entrance level, you are welcomed by a bright and spacious living room with an open fireplace, leading out to a sunny south-facing terrace. This outdoor space is perfect for al fresco dining, complete with room for a dining table, BBQ, and offering open views with abundant sunshine throughout the day. The fully fitted kitchen is complemented by an adjoining utility room. This level also hosts two bedrooms, a bathroom and a practical storage space.

Upstairs, the master suite provides privacy and direct access to a second terrace—an ideal spot for sunbathing, relaxing, or enjoying peaceful moments outdoors.

The property is set within a gated community featuring beautifully maintained mature gardens and a communal swimming pool.

Situated in a highly sought-after residential area, residents benefit from a nearby commercial centre offering a supermarket, yoga studio, and a selection of restaurants, as well as close proximity to several renowned golf courses.

Additionally, the apartment holds a tourist licence, making it an excellent investment opportunity with immediate rental potential.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
In der Nähe des Transports  
Private Terrasse  
Lagerraum  
Badezimmer  
Marmorböden  
Doppelverglasung  
Einstellungsschränke  
Glasfaser

### Ansichten

Berg  
Panorama  
Garten  
Pool  
Urban  
Straße

### Pool

Gemeinschaft

### Sicherheit

Gated Complex

### Orientierung

Süden

### Einstellung

In der Nähe von Golf  
In der Nähe des Hafens  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe der Stadt  
In der Nähe von Schulen

### Möbel

Optional

### Versorgungsunternehmen

Strom  
Trinkbares Wasser

### Klimakontrolle

Klimaanlage  
Kamin

### Zustand

Gut

### Garten

Gemeinschaft