

Sales - Apartment - Marbella
1.095.000€

www.arbatestates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatestates.com



Ref.-ID: R4886854

Marbella

Apartment

Community: 2,808 EUR / year

IBI: 946 EUR / year

Rubbish: 180 EUR / year



4



3



139 m2

Exclusive Duplex Penthouse – La Cañada Homes, Marbella Where Modern Elegance Meets Marbella Lifestyle Step into a home that offers more than just living space – this duplex penthouse invites you to experience the very essence of Marbella living. Located in La Cañada Homes, an intimate gated community of just 49 residences, it blends contemporary architecture with privacy, comfort, and sweeping views over the Mediterranean, Marbella town, and the Sierra Blanca mountains. From the moment you enter, light floods the open-plan living area. Large sliding doors connect the interior seamlessly with expansive terraces – perfect for morning coffee with the rising sun or evening cocktails as the sky turns gold over the sea. Key Features - 4 spacious bedrooms distributed over two levels for optimal privacy - 3 elegant bathrooms with high-quality finishes - Open-plan living & dining area with fully fitted kitchen - Southwest orientation for all-day sun - Panoramic terraces (143 m²) with outdoor lounge, dining, and sunbathing zones - Private jacuzzi with uninterrupted sea views - Home Security System - Full air-conditioning (cooling & heating) throughout Community & Location La Cañada Homes is a boutique, low-density development with 24-hour security, landscaped gardens, and a private pool. - 15 min walk to Marbella Old Town - 30 min walk to the beach - 15 min drive to Puerto Banús - Direct access to La Cañada Shopping Centre and A-7 highway Why This Property Stands Out? While premium zones such as Sierra Blanca or the Golden Mile command €7,000–15,000 /m², this penthouse offers a similar quality lifestyle at a significantly more attractive price point – without sacrificing comfort, views, or exclusivity. The combination of modern build quality (2019), large outdoor spaces, and intimate community makes it ideal for: * International families looking for a secure, year-round residence * Remote-working professionals seeking a home with space, light, and a Marbella address * Lifestyle investors who want strong rental appeal in the luxury segment Investment Perspective Marbella’s luxury market has seen price growth of +5–8 % annually over the past two years, with over 30 % of transactions to international buyers. High-quality penthouses in boutique communities remain in short supply – making this both a home to love and a smart investment. This is not just a penthouse – it’s a private retreat, a lifestyle statement, and a rare opportunity in one of Marbella’s most desirable residential enclaves. Would you like to know more or schedule a viewing? Contact us – the Dream Property Marbella team will be happy to answer all your questions!

Setting <ul style="list-style-type: none"> ✓ Town ✓ Close To Golf ✓ Close To Shops ✓ Close To Sea ✓ Close To Town ✓ Close To Schools ✓ Close To Marina ✓ Urbanisation 	Orientation <ul style="list-style-type: none"> ✓ South ✓ South West 	Condition <ul style="list-style-type: none"> ✓ Excellent 	Pool <ul style="list-style-type: none"> ✓ Communal 	Climate Control <ul style="list-style-type: none"> ✓ Air Conditioning 	Views <ul style="list-style-type: none"> ✓ Sea ✓ Mountain ✓ Garden ✓ Urban
Features <ul style="list-style-type: none"> ✓ Covered Terrace ✓ Lift ✓ Near Transport ✓ Private Terrace ✓ Solarium ✓ WiFi ✓ Storage Room ✓ Utility Room ✓ Marble Flooring ✓ Jacuzzi ✓ Double Glazing 	Furniture <ul style="list-style-type: none"> ✓ Optional 	Kitchen <ul style="list-style-type: none"> ✓ Fully Fitted 	Garden <ul style="list-style-type: none"> ✓ Communal 	Security <ul style="list-style-type: none"> ✓ Gated Complex ✓ Electric Blinds ✓ Entry Phone ✓ Alarm System ✓ Safe 	Parking <ul style="list-style-type: none"> ✓ Underground ✓ Street
Category <ul style="list-style-type: none"> ✓ Resale 					