

**Sales - Apartment - Marbella**  
**990.000€**

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**Ref.-ID: R5127502**

**Marbella**

**Apartment**

**Community: 4,920 EUR / year**

**IBI: 1,200 EUR / year**

**Rubbish: 180 EUR / year**



**5**



**3.5**



**320 m2**

We present this exclusive duplex property located in one of the most privileged areas of Marbella. The property has a total of 220 square meters built and also includes an additional 100 square meters of space, ideal for expanding the home according to your needs. On the upper floor, you will find the kitchen, a guest toilet, entrance hall, living-dining room, three bedrooms, and two full bathrooms. From the living room, access is granted to a large terrace with impressive panoramic views of the sea, countryside, and mountains. The lower floor, with an independent entrance and configured as a guest apartment, includes a living-dining room with an open kitchen, a full bathroom, and two bedrooms. The unfinished space has currently been used as storage, allowing flexibility for future expansions or additional uses. The home also features a perimeter garden, laundry area, and entrance patio, providing functionality and comfort. The urbanization offers a full range of amenities: two swimming pools, well-maintained gardens, a fully equipped professional gym, social club, play area, and coworking spaces. There is communal parking for owners monitored by security cameras. Marbella is a benchmark city on the Costa del Sol, renowned for its exceptional climate, cultural offerings, and cosmopolitan lifestyle. It combines a privileged natural environment with a wide range of high-level services, including gastronomy, leisure, and nautical sports, making it an ideal destination to live or invest in. Puerto Banús, located just minutes away, is the epicenter of luxury and exclusivity on the Costa del Sol. With its marina full of high-end yachts, international brand stores, top-tier restaurants, and lively nightlife, it represents the perfect place for those seeking a sophisticated and unique lifestyle. Duplex, Marbella, Costa del Sol. 5 Bedrooms, 3.5 Bathrooms, Built 320 m<sup>2</sup>, Terrace 25 m<sup>2</sup>. Setting : Close To Golf, Close To Port, Close To Shops, Close To Town, Close To Schools, Close To Forest, Close To Marina, Urbanisation. Orientation : South, South West. Condition : Good. Pool : Communal, Children`s Pool. Climate Control : Air Conditioning, Pre Installed A/C, Hot A/C, Cold A/C, Fireplace. Views : Sea, Mountain, Country, Panoramic, Garden, Pool, Courtyard, Forest. Features : Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, WiFi, Gym, Games Room, Guest Apartment, Storage Room, Utility Room, Ensuite Bathroom, Marble Flooring, Bar, Restaurant On Site, Near Mosque, Near Church, Basement, Fiber Optic. Furniture : Optional. Kitchen : Fully Fitted. Garden : Communal, Private, Easy Maintenance. Security : Gated Complex, Entry Phone. Parking : Communal. Utilities : Electricity, Drinkable Water. Category : Golf, Investment, Luxury, Resale.

**Setting**

- ✓ Close To Golf
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Forest
- ✓ Close To Marina
- ✓ Urbanisation

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Gym
- ✓ Games Room
- ✓ Guest Apartment
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Bar
- ✓ Restaurant On Site
- ✓ Near Mosque
- ✓ Near Church
- ✓ Basement
- ✓ Fiber Optic

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water

**Orientation**

- ✓ South
- ✓ South West

**Furniture**

- ✓ Optional

**Category**

- ✓ Golf
- ✓ Investment
- ✓ Luxury
- ✓ Resale

**Condition**

- ✓ Good

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Communal
- ✓ Children`s Pool

**Garden**

- ✓ Communal
- ✓ Private
- ✓ Easy Maintenance

**Climate Control**

- ✓ Air Conditioning
- ✓ Pre Installed A/C
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Fireplace

**Security**

- ✓ Gated Complex
- ✓ Entry Phone

**Views**

- ✓ Sea
- ✓ Mountain
- ✓ Country
- ✓ Panoramic
- ✓ Garden
- ✓ Pool
- ✓ Courtyard
- ✓ Forest

**Parking**

- ✓ Communal