EK
ARBAT ESTATES

Sales - Apartment - Marbella

995.000€

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Ref.-ID: R5535475 | **Marbella** | **Apartment**

Community: 4,836 EUR / year | **Rubbish: 185 EUR / year** | **3** | **3** | **200 m2** | **264 m2**

Looking for a spacious home in Marbella where you can enjoy beautiful views, sunshine and everything you need close by? This south-facing duplex penthouse in Andalucía Alta, Nueva Andalucía, offers just that — with generous living spaces, a large private terrace and a location that makes everyday life easy. With 200 m² built (136 m² interior), the apartment has plenty of room for both everyday living and entertaining. The bright living and dining area opens onto a spacious terrace, where you can enjoy open views towards the Mediterranean Sea and surrounding mountains. Marble floors and a fireplace give the home character, while the south-facing orientation brings in plenty of natural light. One of the best features is the layout. There are three bedrooms and three bathrooms, with two bedrooms on the main floor and the entire upper level dedicated to the master suite. With its own bathroom and private balcony, the master bedroom offers a separate space to relax and enjoy the views. The gated community is another reason this property stands out. Beautifully maintained gardens, two swimming pools for adults and children, a playground and guest parking make it particularly appealing for families and anyone looking for a comfortable holiday home. There is controlled access throughout the year and 24-hour security during the summer months. And then there's the location. You can walk to restaurants, cafés, shops and everyday services, while Puerto Banús, the beaches, international schools and some of Marbella's best golf courses are just a short drive away. You get the peaceful surroundings of Nueva Andalucía's Golf Valley without feeling far from anything. The property also comes with air conditioning throughout, a storage room and two garage spaces. What makes this home worth seeing? The combination of space, a private upper-floor master suite, sea and mountain views, excellent communal facilities and a genuinely convenient location. Whether you're looking for a permanent residence or a holiday home in Marbella, this is a property with a lot to offer. Contact us to arrange a private viewing and see the space, views and location for yourself. Please note: In addition to the advertised sale price, the two garage spaces have a redemption cost of €65,000.

Setting
- ✔ Beachside
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Close To Schools

Pool
- ✔ Communal Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Country Views
- ✔ Panoramic Views
- ✔ Pool Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Double Glazing
- ✔ Basement