

Продажа - Апартамент - Marbella  
995.000€



Ref.-ID: R5368732

Marbella

Апартамент

Коммунальные: 4,836 EUR / год

Мусор: 185 EUR / год



3



3



270 m2

Set in one of Marbella’s most prestigious and sought-after areas, Nueva Andalucía (Andalucia Alta), this elegant south-facing duplex penthouse offers a rare combination of space, privacy, and breathtaking views over the Mediterranean Sea and surrounding mountains. The area is known as Marbella’s “Golf Valley” and is highly valued for its peaceful, green surroundings, exclusive villas, and refined international atmosphere—offering a perfect balance between tranquil living and vibrant lifestyle just minutes away. With a total built area of 270 m² (approx. 200 m² interior), the property is filled with natural light and features a functional, well-designed layout. The bright living and dining area opens onto a spacious terrace, ideal for enjoying the sun from morning to evening. Marble floors and a fireplace add warmth and timeless character. The apartment offers 3 bedrooms and 3 bathrooms. Two bedrooms are located on the main floor, while the upper level is dedicated to a private master suite with its own ensuite bathroom and balcony—an intimate retreat with beautiful open views. Located in a gated community with 24-hour security during summer and controlled access year-round, residents enjoy lush landscaped gardens, two swimming pools (adult and children), a children’s playground, and guest parking. The property includes 2 garage spaces, a storage room, and air conditioning throughout. The location is exceptional: within walking distance to a wide selection of restaurants, cafés, boutiques, and everyday services, and just minutes from Puerto Banús, sandy beaches, renowned golf courses, and top international schools. Nueva Andalucía is one of the most desirable residential areas on the Costa del Sol, known for its quality of life, safety, and strong investment value. A perfect home for those seeking tranquility, sunshine, stunning views, and a prime Marbella address. (In addition to the sale price, there is a €60,000 redemption price for the garage spaces)

**Расположение**

- ✓ На побережье
- ✓ Рядом с гольф-полем
- ✓ Рядом с портом
- ✓ Рядом с магазинами
- ✓ Рядом с городом
- ✓ Близко к школам

**бассейн**

- ✓ Общий
- ✓ Приватный

**Климат-контроль**

- ✓ Кондиционер
- ✓ Камин

**ВИД**

- ✓ Море
- ✓ Горы
- ✓ Сельская местность
- ✓ Панорамный
- ✓ Бассейн

**Особенности**

- ✓ Крытая терраса
- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Кладовка
- ✓ Ванная комната
- ✓ Двойные стеклопакеты
- ✓ Подвал