

**Продажа - Апартамент - Reserva de Marbella**  
**680.000€**

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**Ref.-ID: R4900180**

**Reserva de Marbella**

**Апартамент**

**Коммунальные: 4,260 EUR / год**

**ИБИ: 976 EUR / год**

**Мусор: 184 EUR / год**



**2**



**2**



**180 m2**

Exclusive Penthouse Duplex with Breathtaking Panoramic Views – Eden Hills, Reserva de Marbella Experience elevated coastal living in one of Marbella’s most prestigious communities. This beautifully renovated 2-bedroom, 2-bathroom penthouse duplex is perched on the 3rd floor of a walk-up building—but the uninterrupted panoramic views of the Mediterranean, lush green hills with luxury villas, and sunsets over Gibraltar and the African coast more than make up for the climb. Property Highlights: Terraces: Three stunning terraces with expansive views of the sea, tropical gardens, and elegant surroundings. Levels: Two thoughtfully designed floors for comfort and style. Orientation: South and southwest-facing, maximizing sunlight and scenery. Upper Level (Entrance Floor): Spacious open-plan living and dining area leading to a sea-view terrace. Fully equipped modern kitchen with high-end appliances and a sea view from the window—cooking here feels like a dream. Stylishly renovated bathroom. Lower Level: Master Bedroom: Bright and airy with an en-suite bathroom, walk-in closet, king-size bed, sofa bed, and a private terrace with a swinging chair—your peaceful corner to unwind. Second Bedroom: Features two single beds, perfect for family or guests. Rooftop Solarium: Approximately 60 m² of private space ideal for sunbathing, al-fresco dining, barbecues, or sipping champagne while watching unforgettable sunsets. Extra Features: Marble floors throughout Double-glazed windows Updated electrical system & high-speed fiber internet Air conditioning (hot/cold) Built-in wardrobes Sold fully furnished, including premium appliances and designer décor Community Features: Beautifully maintained tropical gardens Two swimming pools, waterfall, BBQ area, and even a pond with turtles Covered parking within a secure, gated community Prime Location: Located in the exclusive Reserva de Marbella, near: Cabopino Port and Artola dunes Marbella centre (12 km) Málaga Airport (40 km) International schools, golf courses, and shopping Only 2 km from sandy beaches, including Cabopino’s Beach and Cocoa Marbella Beach, offering year-round dining, entertainment, and beach club vibes Perfect For: Whether you’re looking for a permanent home with an elegant, tranquil lifestyle or a luxurious holiday retreat on the Costa del Sol, this penthouse duplex offers unmatched charm and value. Note: The apartment is on the 3rd floor and does not have an elevator, but the stunning views and exclusive setting make every step worth it. Don’t miss this rare opportunity! Contact us today to arrange a private viewing.

**Расположение**

- ✓ Рядом с гольф-полем
- ✓ Рядом с магазинами
- ✓ Близко к школам
- ✓ Урбанизация

**ОРИЕНТАЦИЯ**

- ✓ Юг
- ✓ Юго-запад

**Состояние**

- ✓ Отличное
- ✓ Недавно отремонтированная

**бассейн**

- ✓ Общий

**Климат-контроль**

- ✓ Кондиционер холодного воздуха

**ВИД**

- ✓ Море
- ✓ Горы
- ✓ Сельская местность
- ✓ Панорамный
- ✓ Сад

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Солярий
- ✓ WiFi
- ✓ Ванная комната
- ✓ Мраморные полы
- ✓ Барбекю
- ✓ Двойные стеклопакеты
- ✓ Оптическое волокно

**Мебель**

- ✓ Полностью меблированный

**Кухня**

- ✓ Полностью оборудованная

**Сад**

- ✓ Общественный
- ✓ Ландшафтный дизайн

**меры безопасности**

- ✓ Огражденный комплекс

**Парковка**

- ✓ С навесом
- ✓ Общая

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода

**Категория**

- ✓ Гольф
- ✓ Дома для отдыха
- ✓ Элитная
- ✓ Перепродажа