



## PENTHOUSE DUPLEX IN NUEVA ANDALUCÍA – MARBELLA

📍 Nueva Andalucía

REF# R4896052 429.000 €

BEDS

2

BATHS

2

BUILT

106 m<sup>2</sup>

TERRACE

45 m<sup>2</sup>

Discover this exclusive duplex penthouse, perfectly situated in one of the most desirable areas of the Costa del Sol. Nestled in a prime location, the property is within walking distance of supermarkets, top-rated schools, vibrant bars, and diverse restaurants. Puerto Banús, with its luxury lifestyle and stunning marina, is just a 20-minute walk away. San Pedro and the renowned Puente Romano are a mere 5-minute drive, placing you at the heart of Marbella's most prestigious locations. This sunlit top-floor apartment boasts 105 m<sup>2</sup> of built area, including 89 m<sup>2</sup> of interior space and 45 m<sup>2</sup> of terraces, offering both comfort and style. The main floor features a generous terrace, ideal for enjoying your morning coffee or unwinding in the evening. Additionally, the private solarium provides the perfect setting for sunbathing, hosting barbecues, or dining under the stars. With 2 spacious bedrooms and 2 full bathrooms, this property ensures a quiet and private lifestyle. The duplex layout maximizes both functionality and privacy, making it an excellent choice for families, couples, or those seeking a serene retreat. Whether you're looking for a home or a lucrative investment, this penthouse is an ideal choice. Located in a high-demand area with excellent rental potential, it presents a rare opportunity to experience the best of Marbella living. Short-term rental is allowed in the community, and therefore a license permit for short-term rental. Don't miss your chance to own this

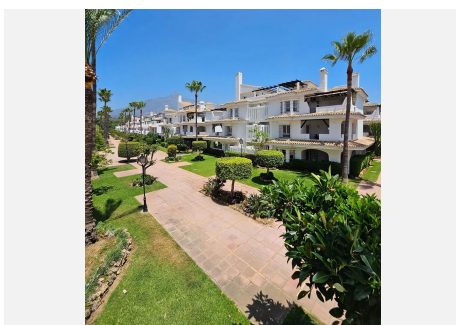
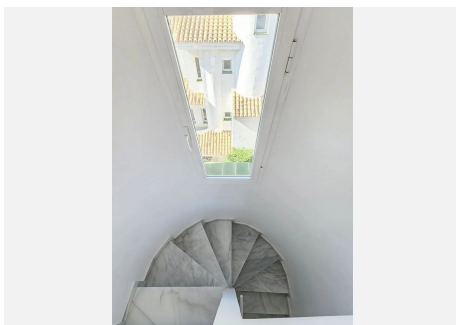
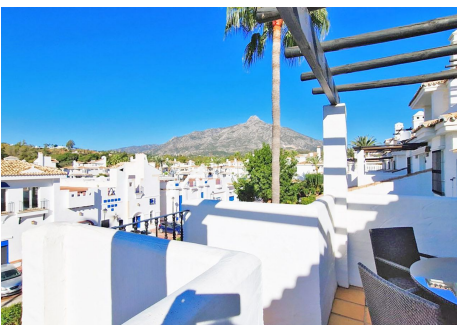
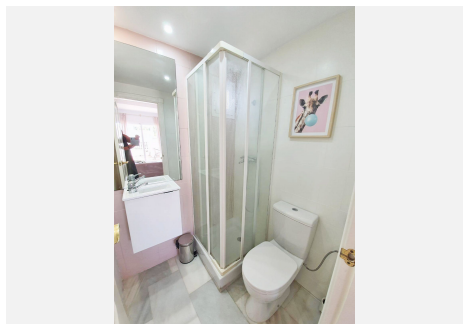
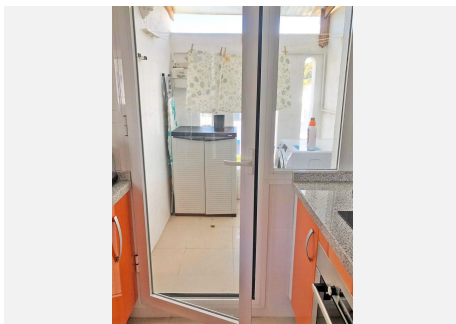
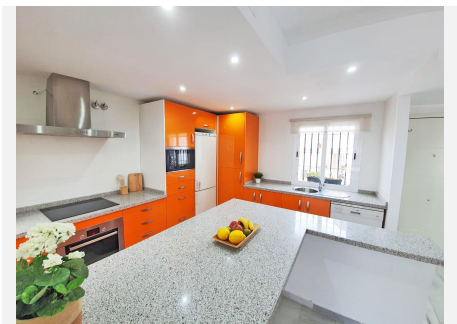
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ESTATES

exceptional property in Los Naranjos de Marbella!



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