



## PENTHOUSE DUPLEX 5 BEDROOMS 5 BATHROOMS IN GUADALMINA BAJA

 Guadalmina Baja

REF# R5338156 1.320.000 €

BEDS

5

BATHS

5

BUILT

290 m<sup>2</sup>

TERRACE

80 m<sup>2</sup>

Opportunities like this are extremely rare in Guadalmina Baja.

This duplex penthouse stands out for offering something very difficult to find in one of Marbella's most exclusive areas: exceptional size, 5 en-suite bedrooms, and a price per square meter clearly below any comparable property currently on the market.

With approximately 290 sqm built, the property offers a significantly larger volume than most assets in the area, allowing for a complete high-end renovation project with endless layout possibilities. Its current configuration provides the perfect base to create a contemporary luxury residence, featuring open-plan living, a large designer kitchen, and a premium master suite.

The key factor is its positioning: the price per sqm is well below anything available in Guadalmina Baja, while renovated or high-end properties in the area are achieving values that can be double or even triple on

a per sqm basis.

This creates a clear value-add opportunity, with strong upside potential through a well-executed renovation.

Located in one of Marbella's most established and sought-after residential areas, surrounded by golf courses, luxury villas, and just minutes from the beach, the property combines premium location with a rare margin opportunity.

Additionally, it includes 3 private parking spaces and generous terraces with open views, further enhancing its appeal within the high-end segment.

An ideal asset for investors or buyers looking to develop a unique property, with an estimated return potential exceeding 50%.

A rare opportunity to acquire size, location, and upside at a price point not currently seen in the market.



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