



R5145889

📍 Nueva Andalucía

REF# R5145889 549.000 €

BEDS

3

BATHS

2

BUILT

170 m²

TERRACE

46 m²

Largest Duplex Penthouse in Los Naranjos de Marbella – Renovated, Licensed & Profitable with Stunning Views of La Concha

Welcome to this exceptional duplex penthouse – the largest layout in the sought-after urbanization of Los Naranjos de Marbella. With a generous built area of 170.69 m², two sun-drenched terraces, and a stylish renovation completed in 2016, this property offers both comfort and character. Whether you're seeking a luxurious holiday retreat or a high-yield investment, this home delivers.

Key Features:

- Year Built: 1999
- Renovated: 2016
- Built Area: 170.69 m²
- Terraces: approx. 46 m²
- Bedrooms: 3
- Bathrooms: 2

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- Price: €549,000
- Community Fee: €208/month
- Property Tax (IBI): €602/year
- Waste Collection (Basura): €185/year
- Rental License: Yes – proven profitability via Airbnb

Highlights:

- Largest floor plan in the community – spacious interiors and ample storage
- Open-plan kitchen seamlessly connected to dining and living area with fireplace
- Two terraces with views – the lower terrace enjoys morning sun and features a shaded area for comfort, while the upper terrace offers sun all day and panoramic views, including the iconic La Concha mountain
- Master bedroom with en-suite bathroom and private terrace
- Fully equipped with air conditioning throughout
- Elegant finishes, marble floors, double glazing, and high-speed fiber internet

Community & Amenities:

- Gated community with large swimming pool and lush tropical-style gardens
- 24/7 security with on-site staff and camera surveillance
- Ample parking within the complex
- Bus stop conveniently located just outside the community

Location:

- On-site: Mercadona supermarket (one of the best in Nueva Andalucía), tapas restaurant, health-focused café, and Pilates studio
- Approx. 20-minute walk to Puerto Banús, the beach, and the Swedish School
- Walking distance to golf courses, driving range, tennis and padel courts at Manolo Santana Club – which also features a gym



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