



## PENTHOUSE DUPLEX 2 BEDROOMS 2 BATHROOMS IN NUEVA ANDALUCÍA

 Nueva Andalucía

REF# R5306830 **525.000 €**

BEDS

2

BATHS

2

BUILT

103 m<sup>2</sup>

TERRACE

69 m<sup>2</sup>

Investors Dream! Ideally located just 1 kilometre from the iconic Puerto Banus, this southwest-facing, duplex penthouse offers an exceptional opportunity to secure a Marbella base at a highly competitive price point. Set across three levels, the two-bedroom property presents outstanding potential for reform, with scope to also reconfigure into a three-bedroom residence, making it an attractive investment prospect. With a total built area of 172m<sup>2</sup>, the apartment combines generous interior proportions with expansive outdoor living spaces, designed to maximise sunshine and its privileged setting. Its desirable location, spacious layout and excellent terraces make it ideally suited for high-end, long term rental potential following renovation. On the entrance level, the property features a compact, functional kitchen and a notably spacious living and dining area that opens onto a petite, charming terrace. This floor also includes the master bedroom, with a private terrace overlooking the pool and also features an en-suite bathroom. The middle floor provides a second double bedroom and an additional bathroom. The top level is dedicated to an impressive rooftop terrace, offering all-day sunshine and ample space for lounging and entertaining. From here, you can enjoy open

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views across the beautifully maintained community, the surrounding landscape and the striking backdrop of La Concha. This expansive outdoor area is ideal for everything from relaxed morning coffee to sunset gatherings. The development itself is a peaceful oasis, designed in the style of a traditional Andalusian-Moorish pueblo and rich in character. Residents enjoy landscaped gardens and a communal swimming pool, all within easy reach of Marbella's vibrant lifestyle amenities. Positioned in the community of Atalaya de Rio Verde, it is surrounded by palatial mansions. Just a short stroll from the lively Aloha area with its popular bars and restaurants (7 mins), and within walking distance of Puerto Banús and the beach (20 mins), this home perfectly combines comfort, and convenience. The Golden Mile stretches 8 km from Puerto Banus to Marbella. There is also a boardwalk that stretches 2.5 km from Puerto Banus to San Pedro. For golf lovers, the property is ideally positioned close to some of the Costa del Sol's most prestigious courses, including Los Naranjos Golf Club, Real Club de Golf Las Brisas, and Aloha Golf Club — all just minutes away. Tennis and padel facilities are also nearby, further enhancing the active Mediterranean lifestyle this location affords. Families benefit from excellent educational options within easy reach, such as Aloha College and Laude San Pedro International College, both highly regarded for their strong academic standards and international curricula. Everyday essentials are conveniently close at hand, with supermarkets including Mercadona and Supercor nearby, as well as boutique grocers offering organic and specialty produce. Dining options are equally appealing, from authentic Spanish cuisine at Casa Fernando to lively international flavours at Mosh Fun Kitchen. Connectivity is excellent, with the A-7 motorway providing swift access to Marbella, Malaga, and the wider region. Local bus routes and cycle-friendly roads add further convenience for day-to-day travel.

Book your private viewing today.

Penthouse Duplex, Nueva Andalucía, Costa del Sol.  
2 Bedrooms, 2 Bathrooms, Built 103 m<sup>2</sup>, Terrace 69 m<sup>2</sup>.

Setting : Close To Golf, Close To Shops, Close To Town, Close To Schools.

Orientation : South West.

Condition : Good, Renovation Required, Restoration Required.

Pool : Communal.

Climate Control : Air Conditioning.

Views : Mountain, Panoramic, Pool.

Features : Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, Ensuite Bathroom, Marble Flooring, Barbeque, Fiber Optic.

Kitchen : Fully Fitted.

Garden : Communal.

Security : Entry Phone.

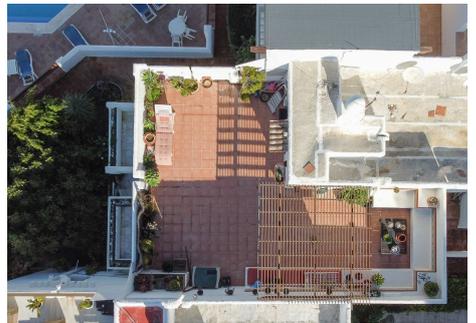
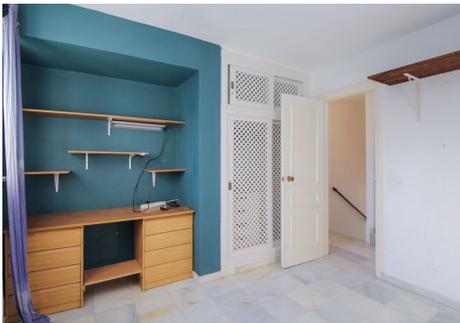
Parking : Communal.

Utilities : Electricity, Drinkable Water.

Category : Bargain, Golf, Holiday Homes, Investment, Resale.

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