



**Penthouse for sale in a secluded urbanisation, frontline beach with open sea views in East Marbella**  
Marbella Area

🏠 Apartment - 🏠 Built 259 m<sup>2</sup> 🏠 Terrace 70 m<sup>2</sup> 🛏 3 🚿 4 # Ref. 155765

🏠 2.495.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.

## Penthouse for sale in an exclusive frontline beach complex with breath-taking sea views on the east side of Marbella

### BACK ON THE MARKET.

### HIGHLIGHTS

- Duplex penthouse in a beach complex.
- Attractive terraces.
- Frontal sea views and views of natural park.
- Coveted location: urgent viewing advised!

### LOCATION AND COMPLEX

Located in a popular urbanisation **right on one of Marbella's best dune beaches**. The beach complex is gated and features a 24h surveillance and concierge service. Also, each resident enjoys maintained communal gardens and a swimming pool. Approximately 1 km away from the supermarket and several golf courses.

### THE PENTHOUSE

#### In figures:

Built-up area: 259m<sup>2</sup>  
Interior surface area: 220m<sup>2</sup>  
Terraces: 71m<sup>2</sup>  
3 bedrooms  
4 bathrooms  
Floors: 2

#### Description:

**Highly desirable location in the complex: first line overlooking the dunes and the sea.**  
**Warm decoration using natural materials including wood and terracotta.**  
Entrance with cloakroom and double-height staircase upstairs.  
Comfortable, open-plan living space with a TV lounge and integrated dining room.

2<sup>nd</sup> lounge.

Closed kitchen with breakfast area and a pass-through window opening onto an "al fresco dining" area.

**South- and west-facing terraces.**

The south-facing terraces enjoy **frontal sea views**.

The 2 west-facing terraces are ideal for Marbella's signature sunsets.

High sliding windows seamlessly connect the interior with the exterior.

3 en-suite bedrooms, 4 bathrooms.

Upstairs is the characterful master bedroom en-suite with walk-in wardrobe and access to 2 private terraces.

2 storage rooms + indoor garage space.

**Other features:**

Parquet, marble and terracotta floors.

Alarm system.

High rental potential.



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