Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
www.costas-casas.com







Exceptional duplex penthouse for sale, within walking distance to Puerto Banus in Nueva Andalucia, Marbella

Marbella Area

Apartment | - | Built 228 m² | Terrace 175 m² | 3 | 3 | Ref. 187700-S

1.895.000 €

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Beautiful luxury 3-bedroom penthouse for sale in Nueva Andalucia, Marbella

HIGHLIGHTS

- Gated complex with 24-hour security.
- Prime location just a short walk from Puerto Banus and the beach.
- Extensive terraces with a barbecue area.
- Stunning sea views.
- Move-in ready.
- A property rarely seen on the market.

THE LOCATION AND THE COMPLEX

Located within a luxury residential enclave, **within walking distance of Puerto Banus**, beaches, shops, cafes and restaurants, and a small shopping center with a supermarket.
Gated, exclusive urbanization with top 24-hour security and access via barrier systems.
Residents enjoy tropical, mature gardens, renovated salt or chlorine swimming pools, a gym, and a sauna.
A nearby park offers additional recreational facilities, including a children's play area, a dog park, a paddle tennis court, and a pétanque court.
At the entrance to Nueva Andalucia's famous golf valley, with prestigious courses such as Las Brisas Golf, Aloha Golf, and Los Naranjos Golf, it's ideal for golf enthusiasts.
The start of the Golden Mile is within walking distance.
Marbella city center is approximately a 10-minute drive away, and Malaga International Airport is a 45- to 50-minute drive away via the AP-7 or A7 coastal road.

THE PENTHOUSE

In figures:

Built area: 228m²
Terrace area: 175m²
Bedrooms: 3
Bathrooms: 3
Guest toilet
2 residential floors

Description:

Spacious duplex penthouse in a complex known for its refined architecture with Moorish and Andalusian influences.

The unique blend of Arabic and Southern Spanish elements is beautifully expressed in the arches, graceful columns, terracotta colors, and warm earth tones.
High-quality materials are used with an eye for a meticulous finish.
Several fixtures and fittings have recently been modernized or replaced.
Spacious terraces offer both sunny and shady spots and are ideally suited to a relaxed lifestyle, with space for lounge areas, sun loungers, and an inviting al fresco dining area.
South-facing.
Views of the Mediterranean Sea.
Floor-to-ceiling sliding windows with recessed frames in the apartment provide abundant natural light.
Bright living room with a cozy TV lounge and integrated dining area.
Separate, fully equipped kitchen with top-of-the-line appliances and a breakfast bar.
3 bedrooms, 3 bathrooms, and a separate toilet.
The upper floor has been exclusively designed as a luxurious master suite, with striking high ceilings, ample storage, and a stylish en-suite bathroom featuring both a bathtub and a separate shower.
Cream-colored marble floors.
Practical laundry room equipped with a washing machine and dryer.
Storage room of approximately 40m², conveniently located next to the elevator.
Integrated garage for two cars with a charging station for electric cars.

Other features:
Daikin air conditioning for cooling and heating.
Fireplace.
Barbecue.
Built-in wardrobes.
Double glazing.
Awnings.

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