



**First-class duplex penthouse for sale at walking distance to the beach en Puerto Banus on Marbella's Golden Mile**

Marbella Area

🏠 Apartment - 🏠 Built 146 m<sup>2</sup> 🏠 Terrace 133 m<sup>2</sup> 🛏 3 🚿 3 # Ref. 206200

🏠 3.995.000 €

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## Outstanding penthouse with stunning sea views for sale on Marbella's Golden Mile

### HIGHLIGHTS

- Gated complex with 24-hour security and resort-style facilities.
- At walking distance to the beach and Puerto Banus.
- Rooftop terrace with outdoor kitchen and plunge pool.
- Panoramic views of La Concha mountain and the sea.
- Ready to move in, including designer furniture package.

### THE LOCATION

Situated in an **exceptionally exclusive and modern residential complex** on Marbella's renowned Golden Mile.

**Just 300 metres from the beach and approximately 1 kilometre from the iconic marina of Puerto Banús.**

In addition, the prestigious five-star resorts Puente Romano and Marbella Club Hotel are within walking distance or just a few minutes' drive away.

As a resident, you benefit from over **5,000m<sup>2</sup> of beautifully landscaped gardens, a spacious communal outdoor swimming pool, and exclusive wellness facilities including a heated indoor pool, spa, sauna, Turkish steam bath, and a fully equipped gym.**

### THE DUPLEX APARTMENT

#### In figures:

Built area: 412m<sup>2</sup>

Interior area: 146m<sup>2</sup>

Terrace area: 133m<sup>2</sup> + 133m<sup>2</sup> solarium

Bedrooms: 3

Bathrooms: 3

Guest toilet

#### Description:

**This prestigious duplex penthouse is located on the third floor and exudes absolute sophistication.**

It is situated in a secure, gated community with beautifully maintained gardens and water features.

Constructed using high-quality materials with meticulous attention to premium finishes.

An **ideal south-facing orientation.**

**From the various levels, you can enjoy elegant and expansive views over the sea and coastline.**

The crown jewel is the upper-level solarium featuring an **outdoor kitchen, chill-out lounge, and plunge pool.**

The **large sliding windows with recessed frames** create a seamless transition to the outdoors and allow abundant natural light to flood in, contributing to a bright and open interior.

The **living area is a light-filled open-plan concept** combining lounge and dining spaces.

The modern kitchen is fully equipped, featuring a kitchen island and high-end appliances.

**There are three generous bedrooms, each with its own en-suite bathroom, plus a separate guest toilet.**

Private office space.

The interior is finished with high-quality materials and large-format neutral flooring.

**The property is accessed via a private lift that opens directly into the residence.**

Technical room.

2 underground parking spaces in the communal garage.

Additional features:

**Private lift.**

Air conditioning for cooling and heating.

Underfloor heating in the bathrooms.

Aerothermal system for hot water.

Built-in wardrobes.

Double glazing.

Glass balustrades around the terraces.

Home automation system.

LED lighting throughout.



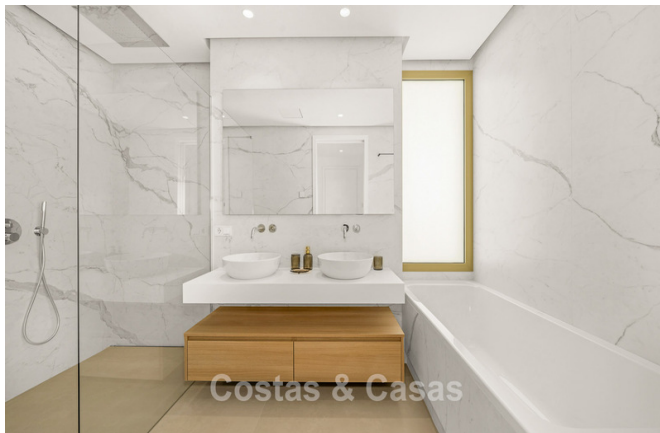
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