



## PENTHOUSE DUPLEX 2 LOŽNICE

📍 Marbella

**REF# R4813849 – 650.000€**

IBI

698 €/YEAR

Garbage

184 €/YEAR

Community

3312 €/YEAR



2

Ložnice



2.5

Koupelny



155 m<sup>2</sup>

Built



60 m<sup>2</sup>

Terrace

**OPPORTUNITY.** Duplex Penthouse with magnificent Solarium next to Puerto Banús. Marbella. Great opportunity to acquire a penthouse in the well-known Club Sierra urbanization, ideal for tennis lovers, as it is located in front of the famous Manolo Santana Tennis Club, and just 5 minutes by car from Puerto Banús, the beach, 3 minutes from supermarkets, and 10 from Marbella Centre.

It is an urbanization built in an Andalusian village style, with wonderful gardens and common areas, it has a gym, large swimming pool with solarium area, celebration area with dining room, pingpong table, barbecue, and restaurant next to the pool.

This penthouse has 155m2 of construction plus a magnificent solarium of approximately 30m2. On the first floor with stairs, at the entrance of the apartment we find a hall and a toilet, from here we access the spacious living room with fireplace that leads to a first terrace with views of the golf course and green areas, from the dining area it leads to the kitchen with views of the gardens.

Going up to the first floor we have two large en-suite bedrooms, and from this floor, going up some outdoor stairs, we access the magnificent solarium with barbecue overlooking the golf course and gardens.

The house is in good condition but would benefit from a renovation to modernize it.

Community expenses include water supply and internet connection. URGENT SALE OFFERS ARE BEING HEARD.







