



## PENTHOUSE DUPLEX MIT 4 SCHLAFZIMMER

📍 Nueva Andalucía

**REF# R4693555 – 1.695.000€**

IBI

2603 €/JAHR

Müll

229 €/JAHR

Wohngeld

6732 €/JAHR



4

Schlafzimmer



2

Bäder



172 m<sup>2</sup>

Built



200 m<sup>2</sup>

Terrace

Elegant duplex penthouse in the popular Magna Marbella - complex in Nueva Andalucía, Marbella. West facing with panoramic views over Magna Golf, San Pedro de Alcántara and onto sea. On clear days especially during winter you even see Gibraltar in the background.

Composed of a brand-new open plan kitchen with breakfast table and living room with dining area, double height ceiling and access to ample partly covered, partly open terrace.

The master bedroom suite offers full privacy and direct access to the 54m<sup>2</sup> large terrace. Also the 2nd bedroom enjoys access to the same terrace. On this level is also a large family bathroom shared by the 3 bedrooms.

Upstairs is the 148m<sup>2</sup> large sundeck surrounding the brand-new private plunge pool. Amazing views, including to Marbella's famous mountain "La Concha" to the East.

SPECS include alarm system, A/C hot & cold, under floor heating throughout, built-in wardrobes, double glazing, marble floors, etc. In the garage are 2 parking spaces + 2 storerooms.

**ABOUT THE COMPLEX:** Magna Marbella is a landmark complex that sits in one of the highest points in Nueva Andalucía, hence offering commanding views. It's very well-maintained and offers 2 large pool areas, including on-site 24-H security guard, CCTV.

**ABOUT NUEVA ANDALUCIA** is also known as the Golf Valley, offering some of the most prestigious residential locations around Marbella. The open areas are dominated by the golf courses at Las Brisas, Aloha, Los Naranjos and La Quinta, all with clubhouse facilities. Nueva Andalucía is also fast becoming known for its international cuisine.

Each Saturday morning is an excellent street market, also called 'rastro', taking place between Centro Plaza and the Bullring, where you can buy everything from carpets, antiques, fruits and flowers to clothing, etc.

Aside from recreational, sport and commercial facilities, Nueva Andalucía has several schools, including the international Aloha College. It is also home to one the Costa del Sol's two casinos, which boasts a vast gaming room as well as various other facilities.

Distances in car - Puerto Banus in less than 10 minutes, Marbella town + San Pedro de Alcántara 10 minutes, Malaga international airport with 45 minutes.









