



## PENTHOUSE DUPLEX MIT 3 SCHLAFZIMMER

📍 Nueva Andalucía

REF# R5357047 – 525.000€



3

Schlafzimmer



2

Bäder



134 m<sup>2</sup>

Built



45 m<sup>2</sup>

Terrace

Located in the ever-popular Los Naranjos de Marbella, this charming duplex penthouse offers an exceptional lifestyle within walking distance to amenities, the beach, and the world-renowned Puerto Banús. The property features 3 bedrooms and 2 bathrooms, thoughtfully distributed over two levels. On the entrance level, you are welcomed by a bright and spacious living room with an open fireplace, leading out to a sunny south-facing terrace. This outdoor space is perfect for al fresco dining, complete with room for a dining table, BBQ, and offering open views with abundant sunshine throughout the day. The fully fitted kitchen is complemented by an adjoining utility room. This level also hosts two bedrooms, a bathroom and a practical storage space. Upstairs, the master suite provides privacy and direct access to a second terrace—an ideal spot for sunbathing, relaxing, or enjoying peaceful moments outdoors. The property is set within a gated community featuring beautifully maintained mature gardens and a communal swimming pool.

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Situated in a highly sought-after residential area, residents benefit from a nearby commercial centre offering a supermarket, yoga studio, and a selection of restaurants, as well as close proximity to several renowned golf courses. Additionally, the apartment holds a tourist licence, making it an excellent investment opportunity with immediate rental potential.



