



## PENTHOUSE WITH 2 BEDROOMS

📍 Nueva Andalucía

**REF# R4645831 – 545.000€**

IBI

743 €/YEAR

Garbage

190 €/YEAR

Community

1680 €/YEAR



2  
Beds



2  
Baths



72 m<sup>2</sup>  
Built

Penthouse in the prestigious urbanization of Nueva Andalucía with 2 bedrooms, 1 full bathroom and 1 toilet; very bright, southwest facing.

This charming apartment in Marbella, Nueva Andalucía, with a large 65 m2 solarium, has stunning views of

La Concha Mountain and the urbanization pool. The house is in perfect condition to move into and enjoy a home or vacation residence.

This urbanization is highly sought after in the area thanks to its proximity to a wide range of services. It is strategically located near the best schools and sports venues on the entire coast, making it an ideal choice for those seeking comfort and quality of life.

Additionally, within the urbanization, residents have access to an exclusive shopping center that has a variety of services, including restaurants, gyms and supermarkets.

The penthouse itself consists of 2 bedrooms, providing space for comfort and privacy. It has 1 full bathroom, a kitchen opens to the living room to facilitate social interaction, an additional bathroom and a closed and covered laundry room for greater practicality.

The jewel in the crown is, without a doubt, the 65 m2 solarium, where you can enjoy relaxing moments outdoors while contemplating the impressive views of the La Concha Mountain and the urbanization pool.

This apartment not only offers a comfortable and elegant home, but also an exceptionally convenient lifestyle thanks to the prime location. In addition to its characteristics, the urbanization stands out even more for its impressive facilities and its strategic location.

Among its most notable attractions:

**Yoga Center:** For those seeking a focus on wellness and relaxation, the yoga centre is a valuable addition. Provides a dedicated space for yoga practice, promoting a healthy and balanced lifestyle.

**Proximity to Prestige Tennis Clubs and Golf Courses:** The urbanization is located close to renowned tennis clubs, including the prestigious Manolo Santana and Tennis Brother. Likewise, its proximity to renowned golf courses such as Magna Marbella, Los Naranjos and Las Brisas, makes it a paradise for tennis and golf lovers.

**Strategic Location:** The urbanization is strategically located just 5 minutes from Puerto Banús, known for its luxurious atmosphere, its wonderful beaches and Beach clubs, exclusive shops and lively nightlife. Likewise, it is 11 minutes from San Pedro de Alcántara and 15 minutes from Marbella, providing quick access to a wide range of services, beaches, and entertainment.

In summary, this property offers not only an elegant home, but also an investment opportunity due to the high profitability generated by the rental.







