



## DUPLEX WITH 3 BEDROOMS

📍 Las Brisas

**REF# R4879582 – 875.000€**



3  
Beds



3  
Baths



320 m<sup>2</sup>  
Built



117 m<sup>2</sup>  
Terrace

Expansive duplex penthouse located in the prestigious Marbella River Garden, Nueva Andalucía.

Recently built and meticulously renovated just two years ago, this stunning property showcases high-standard materials throughout. Upon entering, you are greeted by a spacious lobby that leads to a grand living room, boasting an impressive 50m<sup>2</sup> fireplace that serves as a focal point for gatherings. The modern open kitchen is equipped with high-end appliances, perfect for culinary enthusiasts, while a convenient guest toilet adds to the functionality of the space. Step outside to the remarkable 117 m<sup>2</sup> terrace, where breathtaking views of the mountains and the Brisas golf course create an idyllic backdrop for outdoor

entertaining, complete with an outdoor kitchen and barbecue area.

The penthouse features two generously sized double bedrooms that share a beautifully appointed bathroom with a luxurious bathtub, ideal for relaxation. Ascend to the upper level to find the expansive master bedroom, which includes an en suite bathroom and a dressing room that spans over 40 m<sup>2</sup>, providing ample space for your wardrobe. This master suite opens onto a private terrace offering partial sea views, enhancing the sense of tranquility and luxury.

Additional amenities include two dedicated parking spaces and two storage rooms for your convenience. Residents of this exclusive urbanization benefit from a concierge and 24-hour security service, as well as beautifully landscaped gardens and a swimming pool. Located just a five-minute drive from the vibrant Puerto Banus and stunning beaches, this property is a true gem in the heart of Marbella.



