



## Penthouse Duplex for sale in Reserva de Marbella, Marbella

**339,000 €**Reference: R5264311   Bedrooms: 2   Bathrooms: 2   Build Size: 110m<sup>2</sup>   Terrace: 70m<sup>2</sup>



## Costa del Sol, Reserva de Marbella

A very rare opportunity to acquire a true corner penthouse, with a very large roof solarium and permanent gazebo, set in a secluded and tranquil area of La Reserva de Marbella Fase II.

Extraordinarily well-presented and in what can only be described as an 'almost as-new' condition, this property has been meticulously maintained to a very high standard and is offered by the original owner since new in 2006. East-facing with an abundance of natural light throughout, this immaculate 2-bedroom, 2-bathroom apartment includes a fully-fitted kitchen with high-end appliances, integrated heating and cooling air-conditioning system with Airzone zonal controls, and polished marble flooring.

Located in a very generously-landscaped community and surrounded by nature, the views are across the undulating countryside and the hills that frame it, as well as the well-maintained gardens, and one of the two communal swimming pools. The ambience is one of complete tranquility, surrounded by nature: the sound of birdsong interspersed with the breeze rustling through the trees is ever-present throughout the year.

Yet, all this is just 8-minutes' drive to some of the best beaches and protected sand dunes that Marbella has to offer at Cabopino; with its picturesque marina, lined with a wealth of renowned restaurants and bars. Equi-distance from the apartment is the more commercialised district of Elviria, with a choice of shops, supermarkets, banks, and some of the widest stretches of golden sands.

With a dedicated underground parking space and a private storeroom, this is an excellent opportunity to purchase what is surely one of the best and most private apartments for sale in this area today. Viewing is highly recommended.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	East	Air Conditioning
Lift		Cold A/C
Private Terrace		Hot A/C
Storage Room		
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
WiFi		
Fiber Optic		
Solarium		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Mountain	Close To Golf	Excellent
Garden	Urbanisation	
Pool	Close To Forest	
Forest		
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Communal	Not Furnished	Fully Fitted
Children`s Pool		
<b>Garden</b>	<b>Security</b>	<b>Parking</b>
Communal	Gated Complex	Underground
	24 Hour Security	Garage
	Alarm System	Private
	Entry Phone	
	Safe	
<b>Utilities</b>	<b>Category</b>	<b>CO2 Emission Rating</b>
Electricity	Resale	E
Drinkable Water		
<b>Energy Rating</b>		
F		