



**Penthouse Duplex for sale in Nagüeles, Marbella**

**745,000 €**

Reference: R5258317 Bedrooms: 3 Bathrooms: 3 Build Size: 142m<sup>2</sup> Terrace: 47m<sup>2</sup>





## Costa del Sol, Nagüeles

Located in the prestigious area of Nagüeles, Marbella, this elegant 3-bedroom, 3-bathroom duplex apartment occupies the first and second (top) floors of the sought-after Urb. Pueblo Bermejo, offering privacy, comfort, and an exceptional residential setting.

The property is well laid out over two levels, providing generous living spaces filled with natural light thanks to its desirable west-facing orientation. On the first floor you will find the open plan living and dining room with fireplace and a brand new kitchen and access to a terrace. On the same level there are 2 bedrooms and 2 bathrooms. On the 2nd floor you will find the master bedroom with access to a large solarium with views towards the sea and La Concha mountain, with an ample dressing area and master bathroom.

Two of the three bedrooms benefit from their own en-suite bathrooms, making the home ideal for families, guests, or as a high-quality holiday residence.

Set within a charming and well-maintained urbanisation, the duplex also includes two private underground garage spaces, a valuable feature in this prime location.

The property has an LPO (First Occupation Licence) in place, ensuring peace of mind for buyers and making it suitable for both personal use and rental investment.

Despite its prime address, the community fees are exceptionally low at just €130 per month, adding to the overall appeal and cost-efficiency of this home.

Ideally positioned close to Marbella's Golden Mile, just a 3 mins drive to Puente Romano, beaches, international schools, and all amenities, this duplex represents an excellent opportunity to acquire a quality property in one of Marbella's most desirable residential areas.



## Features:

### Features

Near Transport  
Private Terrace  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Fiber Optic  
Solarium  
Restaurant On Site

### Views

Sea  
Garden  
Urban

### Pool

Communal  
Children`s Pool

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

West

### Setting

Close To Golf  
Urbanisation  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Close To Forest

### Furniture

Optional

### Security

Gated Complex  
Alarm System  
Entry Phone

### Category

Holiday Homes  
Investment  
Resale  
Golf  
Luxury

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Fireplace

### Condition

Excellent  
Recently Renovated

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
More Than One