



**Penthouse Duplex for sale in Nueva Andalucía, Marbella**

**499,000 €**

Reference: R5274808 Bedrooms: 2 Bathrooms: 2 Build Size: 112m<sup>2</sup> Terrace: 30m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

This beautifully presented duplex penthouse is ideally located in the heart of Los Naranjos de Marbella, one of Nueva Andalucía's most sought-after communities, surrounded by all amenities and just minutes from Puerto Banús.

Distributed over two levels, the property offers both comfort and functionality.

The main level features a bright living and dining area with fireplace, a fully equipped open-plan kitchen, and a spacious master bedroom with en-suite bathroom. From this level, you have direct access to a south-facing terrace, perfect for al fresco dining and enjoying the Mediterranean climate.

The upper level comprises a further bedroom with a separate bathroom and access to a private terrace boasting a pool and open mountain views, creating a tranquil and exclusive outdoor space ideal for relaxation and entertaining.

The community is known for its authentic Andalusian charm and exceptional convenience, offering:

On-site amenities including Mercadona supermarket, tapas restaurant, health-focused café, and Pilates studio

Walking distance to Puerto Banús, the beach, Swedish School, Aloha College, several golf courses and a driving range

Close proximity to tennis and padel courts at the Manolo Santana Racquets Club, which also features a gym

Marbella's Golden Mile and the city centre are just a short drive away.



## Features:

### Features

Near Transport  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Barbeque  
WiFi  
Fiber Optic  
Solarium

### Views

Mountain  
Garden  
Pool

### Pool

Communal

### Garden

Communal

### Category

Holiday Homes  
Resale

### Orientation

South

### Setting

Urbanisation

### Furniture

Optional

### Security

24 Hour Security  
Alarm System

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Fireplace

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Communal