



# Penthouse duplex te koop in Marbella

1.295.000 €

Referentie: R5110753 Slaapkamers: 4 Badkamers: 4 Perceelgrootte: 307m<sup>2</sup>





## Costa del Sol, The Golden Mile

**\*\*Exclusive Duplex Penthouse Just 500 Meters from the Beach, in Marbella's Golden Mile\*\***

Located in the sought-after area of Nagüeles, in the iconic Golden Mile of Marbella, this stunning 307 m<sup>2</sup> duplex offers a unique living experience where luxury and comfort meet an unbeatable location. Just 500 meters from the beach, you can enjoy the Mediterranean lifestyle with the sea just a short stroll away, without giving up the peace and privacy that only this exclusive area can offer.

**\*\*First Floor: \*\***

The lower level features a spacious and bright living room that opens onto a private terrace with sea views, creating the perfect setting to enjoy the sun and sea breeze. The fully equipped kitchen with Balay appliances is a dream for cooking enthusiasts, while the covered dining area on the terrace is ideal for pleasant al fresco dinners. On this floor, you'll also find a large bedroom with built-in wardrobes and a contemporary en-suite bathroom, offering both privacy and comfort.

**\*\*Upper Floor: \*\***

An elegant staircase leads to the upper level, which houses a cozy library area—perfect for unwinding. The hallway connects to three spacious bedrooms, each with its own en-suite bathroom, offering a private and exclusive retreat. The master bedroom, with stunning mountain views and a luxurious en-suite bathroom, is the ideal place to disconnect. Additionally, the two terraces on this floor provide the perfect space to relax and soak up the sun, with one of them featuring a private jacuzzi—ideal for unwinding at the end of the day.

**\*\*Amenities and Security: \*\***

This duplex is part of a gated and 24-hour secured community, ensuring both privacy and safety. Residents can enjoy a communal swimming pool surrounded by private gardens, creating the perfect setting for relaxation. The property also includes two garage spaces and two storage rooms, providing added convenience and ample storage space.

**\*\*Prime Location: \*\***

Situated in the heart of Marbella's Golden Mile, just 500 meters from the beach, the property is surrounded by luxury boutiques, exclusive restaurants, and a vibrant nightlife. Marbella is synonymous with glamour and sophistication, and this duplex offers you the opportunity to live in one of the most desirable locations on the Costa del Sol, with all services and attractions at your fingertips.

Community fees for flat + 2 garages = €260/month

IBI for flat = €1,513.25/year

IBI for rubbish = €185/year

IBI for garage 1 = €132.44/year

IBI for garage 2 = €97.36/year



## Kenmerken:

### Kenmerken

Overdekt terras  
 Tillen  
 Nabij transport  
 Privéterras  
 Opslagruimte  
 Ensuite badkamer  
 Marmeren vloeren  
 Dubbel glas  
 Op maat gemaakte kledingkasten  
 Bijkeuken  
 Jacuzzi  
 Barbecu  
 Sportschool  
 Solarium

### Keer bekeken

Zee  
 Berg

### Pool

Gemeenschappelijk

### Tuin

Gemeenschappelijk

### Categorie

Investering  
 Luxe  
 Aan het strand

### Oriëntatie

West  
 noorden

### Instelling

Dicht bij golf  
 Verstedelijking  
 Dicht bij winkels  
 Dicht bij scholen  
 Dicht bij de stad

### Meubilair

Niet ingericht

### Beveiliging

Gated Complex  
 24 -uurs beveiliging  
 Alarmsysteem  
 Elektrische jaloezieën  
 Invoertelefoon  
 Veilig

### Klimaatcontrole

Airconditioning  
 Koud A/C  
 Hete a/c

### Voorwaarde

Goed

### Keuken

Geheel op maat gemaakt

### Parkeergelegenheid

Garage  
 Meer dan een