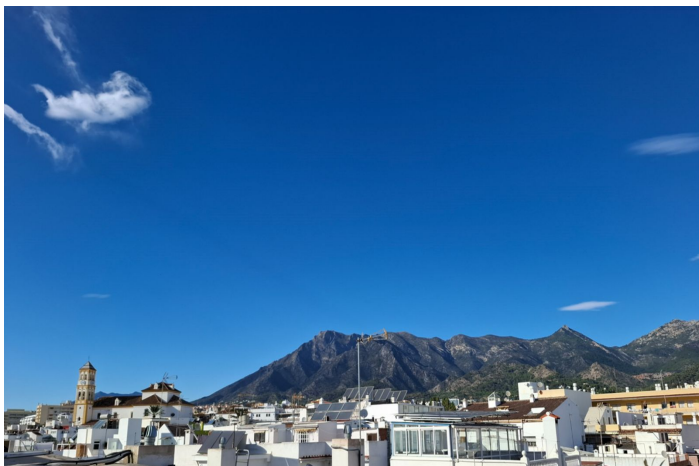




## Penthouse duplex til salg i Marbella

649.000 €

Reference: R4889953   Soveværelser: 3   Badeværelser: 2   Byg Størrelse: 122m<sup>2</sup>   Terrasse: 15m<sup>2</sup>





## Costa del Sol, Marbella (town)

Charming Opportunity to Live in a Duplex Penthouse Just 100 Meters from La Bajadilla Beach – Marbella Center We are pleased to present this beautiful duplex penthouse, ideally located just steps away from Marbella's seafront promenade and La Bajadilla Beach, in one of the most sought-after areas of the city for both permanent living and holiday rentals. Situated on the second floor and attic level of a modern building with elevator, constructed in 2012, this property enjoys excellent natural cross-ventilation thanks to its three orientations: East, West, and North. Main Features and Layout: Total built area of 122 m<sup>2</sup>, with 77 m<sup>2</sup> on the main floor and 44 m<sup>2</sup> on the upper (attic) level. Approximately 15 m<sup>2</sup> of additional outdoor space between terrace and balconies. Entrance hall, independent kitchen with window, bright living-dining room, three bedrooms (one on the main floor and two on the upper floor), and two full bathrooms with windows (one on each level). Fully equipped kitchen with high-quality appliances. All bedrooms feature built-in wardrobes and are efficiently laid out. Private terrace offering open panoramic views of Marbella's Old Town, the Cathedral, and the iconic La Concha mountain—ideal for relaxing with total privacy. Wheelchair-friendly access: no steps or architectural barriers within the building. Modern Building with No Holiday Rental Restrictions With only 12 years since construction, the building allows for obtaining a tourist rental license, making this property an ideal choice for both personal use and investment. Don't miss this fantastic opportunity to own a charming penthouse in the heart of Marbella, just a few steps from the beach and all amenities.



## Funktioner:

### Funktioner

Løfte op  
I nærheden af transport  
Privat terrasse  
Marmorgulve  
Dobbeltvindue  
Monterede garderober  
Fiberoptiske  
Adgang for mennesker med reduceret mobilitet  
I nærheden af kirken  
Restaurant på stedet

### Synspunkter

bjerg  
Panoramisk  
Gade  
Urban

### Møbel

Valgfri

### Hjælpeprogrammer

Elektricitet  
Drikkeligt vand  
Telefon

### Orientering

Vest  
Øst  
Nord

### Indstilling

Tæt på golf  
Tæt på havn  
Tæt på butikker  
Tæt på skoler  
Tæt på havet  
Tæt på byen  
Tæt på skov  
Tæt på marina

### Køkken

Fuldt monteret

### Kategori

Holiday Homes  
Investering  
Luksus  
Videresalg  
Billig  
Moderne  
Beachfront

### Klima kontrol

Aircondition  
Forud installeret aircondition  
Kold aircondition  
Varm aircondition

### Tilstand

godt  
Fremragende

### Sikkerhed

Alarmsystem