



## Penthouse for sale in Marbella, Marbella

**Reference:** R5108869 **Bedrooms:** 3 **Bathrooms:** 2 **Build Size:** 114m<sup>2</sup> **Terrace:** 65m<sup>2</sup>

## 650,000 €















## Costa del Sol, Marbella

Located in the well-established and sought-after residential area of San Pedro Alcántara, Marbella, this stylish duplex penthouse is just 700 metres from the beach, within a well-maintained gated community with a communal swimming pool and easy access to all essential amenities: supermarkets, restaurants, green areas, pharmacies, and public transport. The property is in good general condition, fully habitable and ready to move into, offering a smart layout and generous outdoor spaces that make the most of the Mediterranean lifestyle all year round. Main features: 3 bedrooms with built-in wardrobes 2 full bathrooms (one en suite) Bright living-dining area with direct access to a 20m<sup>2</sup> main terrace Contemporary design with a kitchen visually connected to the dining area through a practical sliding glass enclosure Independent laundry area Outdoor areas designed for enjoyment: Staircase from the main terrace leading to a large 65.75m<sup>2</sup> private rooftop solarium Pergola on the upper level, ideal for creating a chill-out zone, outdoor dining area or sunbathing space Communal pool within a quiet and secure development Private underground parking space included in the price Installations and equipment: Central air conditioning with heat pump Electric water heater Wellmaintained interior and exterior finishes Low-density community with excellent upkeep An ideal home whether as a primary residence, holiday retreat, or investment property with strong rental potential, in one of the most comfortable and well-connected areas of Marbella. With easy access to the A-7 motorway and just minutes from San Pedro town centre, the beachfront promenade, and the renowned Puerto Banús. The Abbreviated Information Document is at your disposal. Costs: Taxes (ITP or VAT + AJD) + notary and land registry fees. The price does not include VAT.





## **Features:**

Features Covered Terrace Near Transport Ensuite Bathroom Fitted Wardrobes Solarium Views Street

**Pool** Communal

Parking Underground

Energy Rating D **Orientation** North East

Setting Commercial Area Beachside Urbanisation Close To Sea Close To Marina Kitchen Fully Fitted

Utilities Electricity Drinkable Water CO2 Emission Rating D **Climate Control** Air Conditioning Central Heating

**Condition** Good

Garden Communal Easy Maintenance Category Investment Contemporary