



# Penthouse for sale in Nueva Andalucía, Marbella

560,000 €

Reference: R5192275 Bedrooms: 3 Bathrooms: 2 Build Size: 97m<sup>2</sup> Terrace: 51m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

We are proud to present this exceptional south-facing duplex penthouse located in the prestigious Los Naranjos urbanization, Nueva Andalucía. This property stands out for its brightness, expansive terraces, and a strategic location that guarantees a comfortable and convenient lifestyle.

### Layout and Living Space:

The apartment is intelligently designed to maximize space and comfort:

**Main Floor:** Features 2 double bedrooms plus an additional single bedroom, perfect for a nursery or home office. It includes 2 full bathrooms and a very large south-facing terrace, ideal for soaking up the Marbella sun all day long.

**Upper Floor:** A spectacular private rooftop solarium, providing the perfect space for a BBQ area, chill-out zone, or private sunbathing.

### Strategic Location:

Ideally positioned between Marbella, San Pedro, and Puerto Banús.

Only 1,800 meters from Puerto Banús.

A 6-minute drive to Puente Romano (Golden Mile) and San Pedro de Alcántara.

Walking distance to everything: Supermarket just 150 meters away and an unbeatable educational offer with 2 schools within 500m and two more just 1,200m away.

### Investment and Amenities:

The gated community offers 24-hour security, concierge services, and a communal pool. The property has a holiday rental license (final registration in process), and short-term rentals are permitted within the complex, ensuring high rental yield potential. It is an ideal choice for year-round living or as a high-end holiday home.

Don't miss out—contact us today to schedule a viewing!



## Features:

### Features

Private Terrace  
24 Hour Reception  
Fitted Wardrobes  
Solarium  
WiFi

### Views

Mountain  
Garden  
Urban

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

South

### Setting

Commercial Area  
Close To Golf  
Close To Port  
Urbanisation  
Close To Schools  
Frontline Golf  
Town

### Furniture

Part Furnished

### Security

Gated Complex  
24 Hour Security

### Category

Holiday Homes  
Investment

### Climate Control

Air Conditioning  
Fireplace

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Open  
Communal