



# Penthouse te koop in Nueva Andalucía, Marbella

560.000 €

Referentie: R5192275 Slaapkamers: 3 Badkamers: 2 Perceelgrootte: 97m<sup>2</sup> Terras: 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!



## Kenmerken:

### Extra's

Privé Terras  
24-uurs receptie  
Inbouwkasten  
Zonnebank  
WiFi

### Uitzicht

Mountain Bekeken  
Garden Views  
Urban Bekeken

### Zwembad

Gemeenschappelijk zwembad

### Tuin

gemeenschappelijke tuin

### Voorzieningen

Elektriciteit  
Drinkwater

### Zonorientatie

zuiden

### Ligging

Commerciële omgeving  
Dichtbij golfbaan  
Dichtbij haven  
Urbanisatie  
Dichtbij scholen  
Eerstelijns golf  
Stad

### Meubilering

Gedeeltelijk gemeubileerd

### Beveiliging

Omheind complex  
24 -uurs beveiliging

### Categorie

Vakantiehuis  
Investering

### Klimaatbeheersing

Airconditioning  
Open haard

### Huidige Staat

Uitstekende conditie

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

Open Parkeergelegenheid  
Gemeenschappelijk Parking