



**Property type :** Penthouse  
**Location :** Guadalmina Baja  
**Bedrooms :** 4  
**Bathrooms :** 3

**Swimming pool :** Communal  
**Garden :** Communal  
**Orientation :** East  
**Views :** Mountain views  
**Parking :** 1 underground parking

**House area :** 172 m<sup>2</sup>

- ✓ Close to beach
- ✓ Handicap access
- ✓ Storage room
- ✓ Lift
- ✓ White goods
- ✓ Airconditioning

- ✓ Close to golf
- ✓ Fitted wardrobes
- ✓ Walking distance beach
- ✓ Utility room
- ✓ Furnished

- ✓ Close to sea
- ✓ Golf property
- ✓ Central heating
- ✓ Terrace
- ✓ Pre-air conditioning



We are delighted to present you this wonderful brand new renovated duplex penthouse, in one of the best areas to live on the Costa del Sol: Guadalmina Baja, Marbella.

This beautiful and bright penthouse has a total area of 228m<sup>2</sup> distributed over two floors and is located in the legal Urbanization Hoyo15 .

This fantastic penthouse offers a spacious and well-distributed space with bedrooms and bathrooms on both floors, with several private terraces for a total of 56m<sup>2</sup> and important modern amenities such as underfloor heating in the bathrooms.

The kitchen has spectacular contrasts and effects between the colors of the Neolith countertop with the opposite wall of the living room, giving an ultra modern situation between black and white, surrounded by green palm trees and open views of the mountains and the gardens of the Urbanization. and the famous villas of Guadalmina Baja.

Obviously the apartment is completely exterior, which provides a lot of light and constant ventilation: it is distributed with 4 bedrooms, 3 bathrooms and has a very good distribution, with a very good optimization of space and the best brands of appliances such as Bosch, in the kitchen and in the dedicated laundry room.

Another point to highlight are its community services: well-maintained gardens, 24-hour security, swimming pools, a few meters from Guadalmina Beach.

As additional features, the floor is porcelain, heating and central A/C and, as explained before, underfloor heating in all bathrooms.

Being completely exterior and with its Southwest and East orientation, it has a lot of light and allows you to enjoy a constant breeze throughout the house.

It is without a doubt, a unique opportunity to live in one of the quietest and greenest residential areas around Marbella.

It has a parking space and underground storage room.

The Urbanization has an elevator, a physical concierge and surveillance through security cameras.

We will be happy to show it to you!

