



**Property type :** Penthouse

**Location :** Nueva Andalucía

**Bedrooms :** 4

**Bathrooms :** 3

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** Southeast

**Views :** Sea views

**Parking :** 1 underground parking

**House area :** 119 m<sup>2</sup>

✓ Close to golf

✓ Fitted wardrobes

✓ White goods

✓ Close to sea

✓ Storage room

✓ Furnished

✓ WiFi

✓ Terrace

✓ Airconditioning

Welcome to this wonderful penthouse duplex in a highly sought-after urbanization, nestled in the picturesque hills of the Golf Valley of Nueva Andalucía, Marbella. Boasting an excellent location, this property offers a serene and beautiful setting while being close to all amenities, the famous Puerto Banus, and pristine beaches. Surrounded by a variety of world-class golf courses, this private urbanization features a communal pool and lush gardens.

Covering an area of 145 m<sup>2</sup>, this south-facing property is bathed in natural sunlight throughout the day. It comprises four well-proportioned bedrooms, three modern bathrooms, a bright and spacious living room with direct access to a wonderful terrace-porch, and a fully-equipped open-plan kitchen. The bedrooms include built-in wardrobes, ensuring ample storage space.

Renovated to the highest standards, the property includes air conditioning and a cozy fireplace for added comfort. The enlarged front terrace is perfect for enjoying the stunning sea views and is ideal for outdoor dining and relaxation.

Additional features include a garage and a large storage room. The property is equipped with central heating and air conditioning, ensuring a comfortable living environment year-round. The communal areas offer a swimming pool and green spaces for residents to enjoy.

This property comfortably accommodates up to 8 guests, with the potential for additional sleeping arrangements on a sofa bed in the living room. With low community fees of just €150 per month, this property offers excellent value. Weekly rental revenue is €2500, making it a lucrative investment opportunity.

Experience luxurious living in a safe, quiet, and upscale neighborhood, ideal as a permanent residence or a second home. This property is perfect for golf enthusiasts and those seeking proximity to the vibrant life of Marbella, Puerto Banus, and the stunning coastline.



