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MARBELLA

800,000 €

REFERENCE R5502727

# An Exquisite Oasis: Duplex Penthouse with Private Rooftop Pool in Prime Marbella

| 2 | 2 | 112 m² | 97 m² |
|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | TERRACE |













# Description

Nestled on the sun-drenched Costa del Sol in Southern Spain, Marbella is an iconic symbol of luxury, sophistication, and Mediterranean lifestyle. Famed for its golden beaches, vibrant social scene, world-class golf, and exquisite gastronomy, it captivates discerning individuals globally. Luxury Realty proudly presents an extraordinary duplex penthouse epitomizing modern elegance with unparalleled private outdoor living.

## The Epitome of Penthouse Living

Perched on the fourth and top floor of a meticulously maintained building, this remarkable west-facing duplex penthouse commands attention. Spanning approximately 112 m² of thoughtfully designed interior space, its true crown jewel is an expansive 97 m² private rooftop terrace featuring its very own swimming pool. This unique combination of spacious living and exclusive outdoor indulgence creates a private sanctuary in a coveted Spanish locale.

### Sophisticated Interiors

Step inside to discover a beautifully appointed interior where contemporary design meets comfort. The open-plan kitchen seamlessly integrates with living and dining areas, fostering a bright, airy atmosphere perfect for gatherings and entertaining. Large windows invite abundant natural light. Two serene bedrooms, each a tranquil retreat, are complemented by two modern bathrooms, ensuring privacy and convenience. An additional storage room provides practical solutions for clutter-free living.

### Your Private Rooftop Oasis

Ascend to your private rooftop oasis – a spectacular 97 m² terrace that redefines outdoor living. This expansive sun-drenched haven boasts its own swimming pool, inviting refreshing dips under the azure Marbella sky or lounging by the water’s edge. The west-facing orientation ensures breathtaking sunsets, painting the horizon with vibrant colours, creating a magical backdrop for al fresco dining, sophisticated soirées, or peaceful contemplation. This outdoor space is an extension of your luxurious lifestyle, offering unparalleled privacy for year-round enjoyment of Marbella’s enviable climate.

## Community & Exclusive Amenities

Beyond your private domain, the development is meticulously maintained and thoughtfully designed. Residents benefit from access to two inviting communal swimming pools, perfect for leisurely swims or soaking up the sun, alongside a dedicated children's pool. A lift provides effortless access to this top-floor abode. Importantly, the community benefits from remarkably low fees, reflecting efficient management and contributing to the overall appeal and value of this exceptional property.

## Prime Location, Unbeatable Convenience

The true essence of this penthouse's allure lies in its prime central Marbella location. Imagine waking up just a three-minute stroll from the glistening Mediterranean Sea and its golden sands. The vibrant heart of Marbella's town centre unfolds moments from your doorstep, offering an eclectic mix of charming boutiques, gourmet restaurants, lively cafes, and essential services. From supermarkets to world-class sports and leisure facilities, everything is within effortless walking distance. Public transport links enhance connectivity, allowing exploration of the wider Costa del Sol, from Puerto Banús glamour to Marbella's Old Town charm. This is urban living perfected, where convenience blends seamlessly with coastal tranquility.

## An Astute Investment Opportunity

Beyond its appeal as a luxurious primary residence or idyllic holiday home, this duplex penthouse represents an astute investment opportunity. The community explicitly permits short-term rentals, unlocking significant potential for robust rental income in Marbella’s highly sought-after market. The combination of a prime central location, exceptional private amenities

including a rooftop pool, and strong demand ensures a compelling return on investment. Owners enjoy flexibility of personal use while generating substantial revenue, making this property a versatile asset in a flourishing real estate landscape.

### Embrace the Marbella Dream

In summary, this duplex penthouse offers a rare confluence of luxury, location, and lifestyle. It is an unparalleled opportunity for discerning buyers seeking a centrally located Marbella property boasting substantial private outdoor space, the exclusive indulgence of a private rooftop swimming pool, and established rental potential. Embrace the quintessential Marbella dream – a life of sun, sophistication, and serenity awaits.

## Details

| | | | |
|---|---|---|---|
| Reference | R5502727 | Property Type | Penthouse |
| Status | Sale | Price | 800,000 € |
| Bedrooms | 2 | Bathrooms | 2 |
| Build size | 112 m² | Plot Size | – |
| Terrace | 97 m² | Parking places | by request |

## Features

Pool, 24H Security

## Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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