

NUEVA ANDALUCÍA

535 000 €

■■■■■■■■ R5459800

■■■■■■■■ ■ Nueva Andalucía

3	2	151 m²	34 m²
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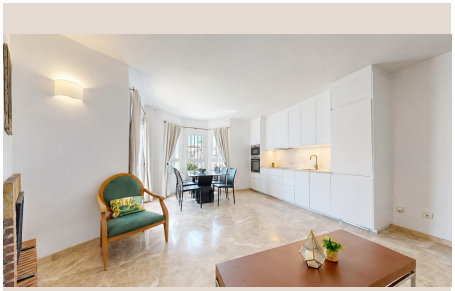

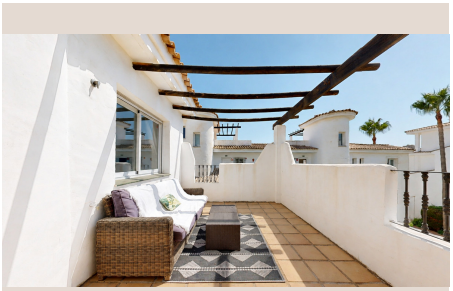









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A rare opportunity to acquire a bright and spacious duplex penthouse with a valid tourist licence in Los Naranjos de Marbella, one of Nueva Andalucía's most established and convenient residential communities. Set across two levels and offering 151 m² of built space, the property combines generous interiors, excellent outdoor areas and an enviable location just minutes from Puerto Banús. Its existing tourist licence adds another dimension to the property, making it equally attractive as a permanent residence, holiday home or investment on the Costa del Sol. The main floor offers a bright open plan living and dining area with a contemporary kitchen, creating a comfortable and sociable heart to the home. Large windows and direct access to the terrace bring in plenty of natural light. Two bedrooms are located on this level, including the principal bedroom with en suite bathroom. Upstairs, a third bedroom with its own en suite bathroom enjoys access to a large private terrace. This elevated outdoor space is one of the highlights of the penthouse, offering open views across the beautifully maintained communal gardens and swimming pool and plenty of room for sunbathing, relaxing or entertaining. The west facing orientation is particularly attractive for enjoying the afternoon and evening sun, while air conditioning provides year round comfort. The property is presented in excellent condition and is ready to enjoy. Los Naranjos de Marbella is a gated residential community known for its attractive Andalusian architecture, mature landscaped gardens and communal swimming pools. The setting offers a peaceful residential atmosphere while remaining exceptionally well connected to everything Nueva Andalucía has to offer. Los Naranjos Golf, Aloha Golf and numerous restaurants, cafés, supermarkets, international schools and everyday amenities are all within easy reach, while the beaches, restaurants, designer boutiques and marina of Puerto Banús are only a short drive away. With three bedrooms, generous terraces, an established community and a valid tourist licence in one of Marbella's most sought after residential areas, this duplex penthouse represents an appealing combination of lifestyle, location and investment potential. Key features: 3 bedrooms, 2 bathrooms, 151 m² ■built, ■duplex ■layout, ■two levels, ■private ■terraces, ■west ■facing, ■open plan ■kitchen, ■air conditioning, ■gated ■community, landscaped ■communal ■gardens ■and ■swimming pool, valid ■tourist ■licence, ■excellent ■Nueva ■Andalucía ■location.

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