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NUEVA ANDALUCÍA

2 495 000 €

[redacted] R5498503

[redacted] Nueva Andalucía

3	4	263 m²	171 m²
[redacted]	[redacted]	[redacted]	[redacted]











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Set within the prestigious Magna Marbella development in Nueva Andalucía, this exceptional duplex penthouse combines impressive proportions, expansive outdoor living and panoramic views across the Mediterranean. Offering 443 m² of total living and terrace space, including approximately 263 m² of beautifully presented interiors and 180 m² of terraces, the property has been recently updated and comprehensively refurbished to create a sophisticated contemporary home in one of Marbella's most desirable residential locations. The main level is centred around an impressive open-plan living and dining area, where large glass doors connect the interior with a generous southwest-facing terrace. With open views towards the sea and sunshine throughout the afternoon and evening, this is a superb space for outdoor dining, entertaining or simply enjoying Marbella's spectacular sunsets. A large, fully equipped kitchen complements the main living space, while this level also accommodates three spacious bedrooms and three-and-a-half bathrooms (including a steam bath), providing excellent comfort and privacy for both owners and guests. The upper level elevates the property further. A bright gallery space, currently arranged as a home office, enjoys wonderful views and leads directly onto the penthouse's outstanding 140 m² wraparound rooftop terrace. Designed as a private outdoor living space, the rooftop features multiple lounge, dining and chill-out areas together with a fully equipped bar incorporating a refrigerator and dishwasher. With its exceptional scale, privacy and panoramic surroundings, it provides the perfect setting for entertaining, sunset dinners or relaxed days under the Marbella sun. The duplex penthouse is sold with 2 designated parking spaces as well as 1 storage unit. Magna Marbella occupies an elevated position on the edge of Nueva Andalucía's renowned Golf Valley. The gated development offers **24-hour professional security, three communal swimming pools and beautifully maintained landscaped gardens**, while its elevated setting provides impressive views across the surrounding golf courses towards the Mediterranean. The property sits frontline to Magna Marbella Golf and close to the popular Magna Café, with **Los Naranjos, Las Brisas and Aloha Golf** all within easy reach. Despite its peaceful residential setting, Puerto Banús is only a short drive away, placing its beaches, restaurants, international boutiques and nightlife within minutes of the property. A rare opportunity to acquire a substantial, beautifully ■refurbished ■penthouse ■offering ■the space ■and ■outdoor ■lifestyle ■normally ■associated with ■a ■villa, combined ■with ■the security, ■convenience ■and ■low-maintenance ■living of one ■of ■Nueva ■Andalucía's ■established ■gated ■communities.

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