



PENTHOUSE 4 BEDROOMS 3 BATHROOMS IN NUEVA ANDALUCÍA

Nueva Andalucía

REF# R4745983 – 799.000€

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|------|-------|--------------------|-------------------|
| 4 | 3 | 119 m ² | 26 m ² |
| Beds | Baths | Built | Terrace |

Welcome to this wonderful penthouse duplex in a highly sought-after urbanization, nestled in the picturesque hills of the Golf Valley of Nueva Andalucia, 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 m², 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.





