



## Penthouse Duplex te koop in Nagüeles, Marbella

**1.295.000 €**

Referentie: R5110753 Slaapkamers: 4 Badkamers: 4 Perceelgrootte: 307m<sup>2</sup> Terras: 60m<sup>2</sup>





## Costa del Sol, De Gouden Mijl

**\*\*Exclusive Duplex Penthouse Just 500 Meters from the Beach, in Marbella's Golden Mile\*\*** Located in the sought-after area of Nagüeles, in the iconic Golden Mile of Marbella, this stunning 307 m<sup>2</sup> duplex offers a unique living experience where luxury and comfort meet an unbeatable location. Just 500 meters from the beach, you can enjoy the Mediterranean lifestyle with the sea just a short stroll away, without giving up the peace and privacy that only this exclusive area can offer.

**\*\*First Floor: \*\*** The lower level features a spacious and bright living room that opens onto a private terrace with sea views, creating the perfect setting to enjoy the sun and sea breeze. The fully equipped kitchen with Balay appliances is a dream for cooking enthusiasts, while the covered dining area on the terrace is ideal for pleasant al fresco dinners. On this floor, you'll also find a large bedroom with built-in wardrobes and a contemporary en-suite bathroom, offering both privacy and comfort.

**\*\*Upper Floor: \*\*** An elegant staircase leads to the upper level, which houses a cozy library area—perfect for unwinding. The hallway connects to three spacious bedrooms, each with its own en-suite bathroom, offering a private and exclusive retreat. The master bedroom, with stunning mountain views and a luxurious en-suite bathroom, is the ideal place to disconnect. Additionally, the two terraces on this floor provide the perfect space to relax and soak up the sun, with one of them featuring a private jacuzzi—ideal for unwinding at the end of the day.

**\*\*Amenities and Security: \*\*** This duplex is part of a gated and 24-hour secured community, ensuring both privacy and safety. Residents can enjoy a communal swimming pool surrounded by private gardens, creating the perfect setting for relaxation. The property also includes two garage spaces and two storage rooms, providing added convenience and ample storage space.

**\*\*Prime Location: \*\*** Situated in the heart of Marbella's Golden Mile, just 500 meters from the beach, the property is surrounded by luxury boutiques, exclusive restaurants, and a vibrant nightlife. Marbella is synonymous with glamour and sophistication, and this duplex offers you the opportunity to live in one of the most desirable locations on the Costa del Sol, with all services and attractions at your fingertips.

Community fees for flat + 2 garages = €260/month IBI for flat = €1,513.25/year IBI for rubbish = €185/year IBI for garage 1 = €132.44/year IBI for garage 2 = €97.36/year



## Kenmerken:

Extra's  
Overdekt terras  
Tillen  
Nabij transport  
Privéterrassen  
Opslagruimte  
Ensuite badkamer  
Marmeren vloeren  
Dubbele beglazing  
Gemonteerde kasten  
Solarium  
Sportschool  
Bijkeuken  
Jacuzzi  
Barbecue

### Uitzicht

Zee  
Berg

### Zwembad

Gemeenschappelijk  
Tuin  
Gemeenschappelijk

### Categorie

Investering  
Aan het strand  
Luxe

### Zonorientatie

Noorden  
West

### Ligging

Dicht bij golf  
Verstedelijking  
Dicht bij winkels  
Dicht bij de stad  
Dicht bij scholen

### Meubilering

Niet ingericht  
Beveiliging  
Gated Complex  
24 -uurs beveiliging  
Alarmsysteem  
Elektrische jaloezieën  
Invoertelefoon  
Veilig

### Klimaatbeheersing

Airconditioning  
Koud A/C  
Hete a/c

### Huidige Staat

Goed

### Keuken

Volledig passend  
Parkeergelegenheid  
Garage  
Meer dan één