



## Takvåningsduplex till salu i Marbella, Marbella

649 000 €

Referens: R5081098   Sovrum: 3   Badrum: 2   Bygga: 116m<sup>2</sup>   Terrass: 41m<sup>2</sup>





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## Costa del Sol, Marbella

**West-Facing Duplex Penthouse with Two Spacious Terraces in the Heart of Marbella – A Unique Opportunity Near the Beach** We present this charming west-facing duplex penthouse, a true gem located in one of Marbella's most sought-after areas. Nestled in a quiet street just a few steps from the Paseo Marítimo, this property offers the perfect balance between city life, proximity to the sea, and comfort. The property is distributed over two levels and stands out for its spacious, well-designed layout. One of its highlights is the two generous terraces: a 21 m<sup>2</sup> terrace on the main floor, ideal for al fresco dining or sunbathing, and a 20 m<sup>2</sup> terrace on the upper floor, directly accessible from the master bedroom – perfect for enjoying sunsets or relaxing in privacy. On the main floor, you'll find a bright, spacious living room with direct access to the main terrace, filling the home with natural light and enhancing the sense of openness. This floor also includes two comfortable bedrooms, a full bathroom, and a fully equipped independent kitchen. Upstairs, the home surprises with a large, attic-style master bedroom, which adds a special charm thanks to its sloping ceilings. This room features a dressing area, a fully renovated en-suite bathroom, and access to the second terrace. This level offers a serene and private retreat within the home. The property also includes a private parking space located on the -1 level of the building – a highly valuable asset in Marbella's city center. The building is very quiet and equipped with air conditioning, ensuring comfort throughout the year. With its west-facing orientation, the penthouse enjoys excellent natural light during the afternoon, making each space feel warm and inviting. Its strategic location in central Marbella, just meters from the beach and the Paseo Marítimo, makes this property a rare opportunity for those looking for a main residence, vacation home, or high-yield rental investment. Surrounded by all services – restaurants, supermarkets, public transport, and green areas – and with direct access to the best beaches in town, this home has it all. Don't miss the chance to live or invest in one of the most desirable areas of the Costa del Sol. This duplex penthouse offers everything: space, location, privacy, and style.