



## Penthouse Duplex zum Verkauf in Nagüeles, Marbella

**1.295.000 €**

Referenz: R5110753   Schlafzimmer: 4   Badezimmer: 4   Garten: 307m<sup>2</sup>   Terrasse: 60m<sup>2</sup>





## Costa del Sol, The Golden Mile

**\*\*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



## Eigenschaften:

Merkmale	Orientierung	Klimakontrolle
Überdachte Terrasse	Norden	Klimaanlage
Aufzug	West	Kalte a/c
In der Nähe des Transports		Heiße A/C.
Private Terrasse		
Lagerraum		
Badezimmer		
Marmorböden		
Doppelverglasung		
Einstellungsschränke		
Solarium		
Fitnessstudio		
Versorgungsraum		
Whirlpool		
Grill		
Ansichten	Einstellung	Zustand
Meer	In der Nähe von Golf	Gut
Berg	Urbanisierung	
	In der Nähe von Geschäften	
	In der Nähe der Stadt	
	In der Nähe von Schulen	
Pool	Möbel	Küche
Gemeinschaft	Nicht eingerichtet	Voll ausgestattet
Garten	Sicherheit	Parken
Gemeinschaft	Gated Complex	Garage
	24 -Stunden -Sicherheit	Mehr als eins
	Alarmanlage	
	Elektrische Jalousien	
	Eingabetelefon	
	Sicher	
Kategorie		
Investition		
Strand		
Luxus		