



## Takvåningsduplex till salu i Nagüeles, Marbella

1 395 000 €

Referens: R5110753   Sovrum: 4   Badrum: 4   Bygga: 307m<sup>2</sup>   Terrass: 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



## Funktioner:

### Drag

Täckt terrass  
Lyfta  
Nära transport  
Privat terrass  
Förråd  
Badrum  
Marmorgolv  
Dubbelglas  
Monterade garderober  
Solarium  
Gym  
Förråd  
Jacuzzi  
Grilla  
**Åsikter**  
Hav  
Fjäll

### Slå samman

Gemensam  
**Trädgård**  
Gemensam

### Kategori

Investering  
Strandkant  
Lyx

### Orientering

Norr  
Väst

### Miljö

Nära golf  
Urbanisering  
Nära butiker  
Nära staden  
Nära skolor

### Möbler

Inte möblerad  
**Säkerhet**  
Gated complex  
24 timmars säkerhet  
Larmsystem  
Elektriska persienner  
Posttelefon  
Säker

### Klimatkontroll

Luftkonditionering  
Kall A/C  
Heta a/c

### Skick

Bra

### Kök

Fullmonterad  
**Parkering**  
Garage  
Mer än en