



## Penthouse Duplex for sale in Reserva de Marbella, Marbella

669,000 €

Reference: R5193808 Bedrooms: 2 Bathrooms: 2 Build Size: 180m<sup>2</sup> Terrace: 80m<sup>2</sup>





## Costa del Sol, Reserva de Marbella

Exclusive Duplex Penthouse in the Prestigious Eden Hills, Reserva de Marbella

Located in one of Marbella's most sought-after communities, this fully renovated and uniquely designed duplex penthouse offers a luxurious lifestyle with breathtaking panoramic views of the Mediterranean Sea, Gibraltar, the African coast, and spectacular sunsets.

Originally created by combining two separate apartments (No. 78 and No. 79), this exceptional home now stands out for its generous space, abundant natural light, and distinctive layout — making it truly one of a kind within the development.

### Property Details:

Terraces: Three, with stunning views of the sea, lush tropical gardens, and surrounding villas.

Levels: Two floors, thoughtfully designed to provide comfort, style, and privacy.

### Layout and Key Features:

#### Upper Floor (Entrance Level):

Spacious living-dining area with access to a terrace offering open sea views.

Modern fully equipped kitchen with high-end appliances and a sea view from the window — perfect for culinary inspiration.

Elegant bathroom on this level.

#### Lower Floor:

Master Bedroom: Spacious and filled with natural light, featuring an en-suite bathroom, walk-in closet, king-size bed, additional sofa bed, and private terrace with a hanging chair — ideal for relaxing.

Second Bedroom: With two single beds, perfect for family or guests.

#### Rooftop Solarium:

Approximately 60 m<sup>2</sup>, ideal for relaxing, enjoying a BBQ with friends, sunbathing, or toasting with a glass of champagne while watching the most beautiful sunsets on the Costa del Sol.

### Additional Features:

- Marble flooring throughout
- Double-glazed windows
- Updated electrical system and fiber-optic internet
- Air conditioning (hot/cold)
- Built-in wardrobes
- Sold fully furnished, with high-quality appliances and designer décor

### Community Features:

Beautiful tropical gardens with two swimming pools, a waterfall, a small lake with turtles, and a BBQ area.

Secure and peaceful environment.

Covered parking space within the gated community.

Prime Location, close to:



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The charming Cabopino Port and Artola Dunes  
Marbella town center (only 12 km)  
Málaga Airport (40 km)  
International schools, golf courses, quality shops, and restaurants

Sandy beaches up to 2 km away, including Cabopino Andy's Beach (open year-round) and MAX Beach, known for its gym and pool party atmosphere

Ideal for:

Perfect as a permanent residence, holiday home, or long-term rental investment.

A truly exceptional property — spacious, bright, and unique — combining panoramic views, elegant style, and an unbeatable location on the Costa del Sol. NO LIFT in this complex.

Highly recommended viewing! Contact us today to arrange a private visit and discover all the charm of this exclusive duplex penthouse.



## Features:

### Features

Covered Terrace  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Solarium  
WiFi  
Barbeque  
Fiber Optic

### Views

Sea  
Mountain  
Panoramic

### Pool

Communal  
Children`s Pool

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

South  
South West

### Setting

Close To Golf  
Urbanisation  
Close To Shops  
Close To Schools

### Furniture

Fully Furnished

### Security

Gated Complex

### Category

Holiday Homes  
Investment  
Luxury  
Contemporary

### Climate Control

Cold A/C  
Hot A/C

### Condition

Excellent  
Recently Renovated

### Kitchen

Fully Fitted

### Parking

Covered  
Communal