



## Takvåningsduplex till salu i Nueva Andalucía, Marbella

3 650 000 €

Referens: R5155429   Sovrum: 6   Badrum: 6   Bygga: 450m<sup>2</sup>   Terrass: 100m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

**HIGHLIGHTS** Incredible and truly unique property in the heart of Nueva Andalucía — a genuine gem that perfectly combines elegance, spaciousness, and an unbeatable location. Boasting spectacular views of La Concha and situated in a haven of absolute tranquility, this home offers a unique living experience. The expansive terrace, adorned with lemon trees, adds a rare touch of natural charm. **INTRODUCING THE PROPERTY** Just steps away from shops, supermarkets, restaurants, tennis clubs, and the vibrant Puerto Banús, this property enjoys a prime location that offers easy access to all amenities while maintaining the serenity of an exclusive residential setting. The community also features a beautifully maintained swimming pool, ideal for relaxing or socializing. **EXTERIOR** Multiple terraces and balconies, along with charming dormer windows, flood the home with natural light, creating a seamless connection with the outdoors. The presence of fruit trees enhances the authentic Mediterranean feel, adding to the property's distinctive character. **INTERIOR** The interior layout is open and inviting, designed with comfort and style in mind. To the left of the entrance, a spacious living room features a grand fireplace, adding both warmth and sophistication. A convenient outdoor laundry area complements the fully equipped kitchen. The property offers six generously sized bedrooms, each with its own en-suite bathroom, ensuring privacy and comfort. The one-bedroom unit, located next to the living room, is ideal for guests or family members. The other bedrooms are situated on the opposite side of the home, along with a guest toilet. With the potential to be used as a single residence or divided into two independent units, this property offers remarkable flexibility to suit a variety of lifestyles. Whether as a family home, investment opportunity, or holiday retreat, it represents an exceptional offering in one of the most sought-after areas on the Costa del Sol.



## Funktioner:

### Drag

Lyfta  
Nära transport  
Privat terrass  
Marmorgolv  
Dubbelglas  
Monterade garderober  
Solarium

Wifi

### Åsikter

Hav  
Fjäll  
Trädgård

### Slå samman

Gemensam  
Säkerhet  
Larmsystem

### Orientering

Österut

### Miljö

Nära golf  
Nära hamnen  
Nära havet  
Nära butiker  
Nära staden  
Nära skolor

### Möbler

Fullmöblerad

### Parkering

Gemensam  
Mer än en

### Klimatkontroll

Luftkonditionering  
Öppen spis

### Skick

Bra  
Excellent

### Trädgård

Gemensam