



## Penthouse Duplex for sale in Nagüeles, Marbella

**745.000 €**

Reference: R5258317   Bedrooms: 3   Bathrooms: 3   Build Size: 142m<sup>2</sup>   Terrace: 47m<sup>2</sup>





## Costa del Sol, Nagüeles

Located in the prestigious area of Nagüeles, Marbella, this elegant 3-bedroom, 3-bathroom duplex apartment occupies the first and second (top) floors of the sought-after Urb. Pueblo Bermejo, offering privacy, comfort, and an exceptional residential setting. The property is well laid out over two levels, providing generous living spaces filled with natural light thanks to its desirable west-facing orientation. On the first floor you will find the open plan living and dining room with fireplace and a brand new kitchen and access to a terrace. On the same level there are 2 bedrooms and 2 bathrooms. On the 2nd floor you will find the master bedroom with access to a large solarium with views towards the sea and La Concha mountain, with an ample dressing area and master bathroom. Two of the three bedrooms benefit from their own en-suite bathrooms, making the home ideal for families, guests, or as a high-quality holiday residence. Set within a charming and well-maintained urbanisation, the duplex also includes two private underground garage spaces, a valuable feature in this prime location. The property has an LPO (First Occupation Licence) in place, ensuring peace of mind for buyers and making it suitable for both personal use and rental investment. Despite its prime address, the community fees are exceptionally low at just €130 per month, adding to the overall appeal and cost-efficiency of this home. Ideally positioned close to Marbella's Golden Mile, just a 3 mins drive to Puente Romano, beaches, international schools, and all amenities, this duplex represents an excellent opportunity to acquire a quality property in one of Marbella's most desirable residential areas.



## Features:

<b>Özellikler</b>	<b>Oryantasyon</b>	<b>İklim kontrolü</b>
Ulaşım yakınında	Batı	Klima
Özel teras		Soğuk klima
Ensuite Banyo		Sıcak klima
Çift cam		Şömine
Takılmış gardiroplar		
Salaryum		
Sitede restoran		
Fiber optik		
<b>Görüşler</b>	<b>Ayar</b>	<b>Durum</b>
Deniz	Golf'e yakın	Harika
Bahçe	Kentleşme	Son zamanlarda yenilenmiş
Kentsel	Dükkanlara Yakın	
	Şehre yakın	
	Okullara yakın	
	Şehir	
	Ormana yakın	
<b>Havuz</b>	<b>Mobilya</b>	<b>Mutfak</b>
Ortak	İsteğe bağlı	Tam takılmış
Çocukların havuzu		
<b>Bahçe</b>	<b>Güvenlik</b>	<b>Otopark</b>
Ortak	Kapılı kompleks	Yeraltı
	Alarm sistemi	Garaj
	Giriş telefonu	Birden fazla
<b>Kamu hizmetleri</b>	<b>Kategori</b>	
Elektrik	Tatil Evleri	
İçilebilir su	Yatırım	
	Golf	
	Lüks	
	Yeniden satış	