



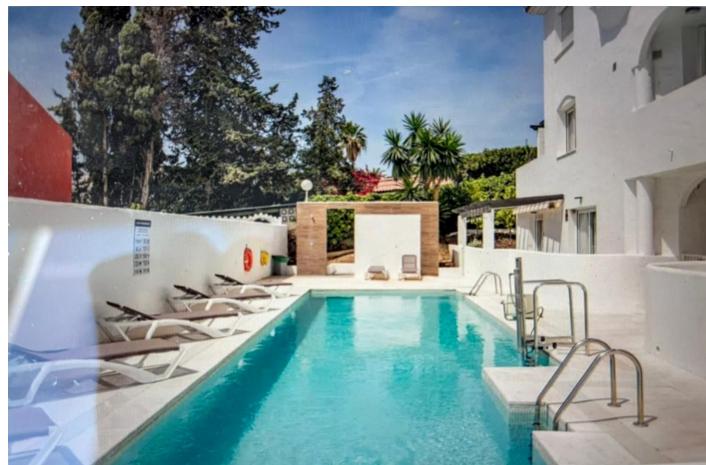
Penthouse Duplex for sale in Nueva Andalucía, Marbella

615 000 €

ВАННАЯ КОМНАТА:

Ссылка: R5219503 спальни: 2 2

Размер сбоку: 95м² терраса: 50м²





Costa del Sol, Nueva Andalucía

Discover this rare gem in the heart of vibrant Nueva Andalucía, within the exclusive Ivy Residence – a beautifully renovated boutique complex of just 26 modern apartments, ideally situated in Marbella's coveted 'Golf Valley' on the Costa del Sol. This spacious, light-filled two-bedroom home offers a thoughtful layout across two levels, perfect for couples, small families, or as a lucrative holiday retreat. Nestled in a prime spot just a 10-minute stroll from the glamorous Puerto Banús marina – with its designer boutiques, yacht harbour, fine dining, and buzzing nightlife – and moments from pristine beaches, world-class golf courses like Aloha and Los Naranjos, international schools, supermarkets, gyms, and trendy restaurants. Enjoy the best of Mediterranean living with effortless access to everything, yet in a peaceful, residential setting away from the hustle. Spanning 95 m² built (90 m² usable) with an inviting east-facing orientation for morning sunshine, this second-floor apartment (no lift) has been meticulously maintained for private use only – never rented or Airbnbed – and is sold fully furnished with contemporary style. The ground level welcomes you with an entrance hall, guest cloakroom, open-plan kitchen equipped with modern appliances flowing into a cosy living-dining area, and direct access to a private terrace for al fresco mornings. Upstairs, two generous bedrooms with fitted wardrobes share a large family bathroom and open onto another terrace overlooking the lush surroundings – ideal for relaxation or evening sundowners. Residents of this secure, gated community benefit from 24-hour security, impeccably maintained tropical gardens, a stunning communal swimming pool, garage parking, and a private storage room included. Embrace over 300 sunny days a year in this social, friendly enclave – your perfect Pied-à-Terre in one of Marbella's most desirable addresses. Contact us today to view this unique opportunity.



Характеристики:

Функции	Ориентация	Климат -контроль
Покрытая терраса	Восток	Кондиционер
Рядом с транспортом		
Частная терраса		
Хранилище		
Ванная комната		
Мраморные полы		
Двойное остекление		
Приспособленные шкафы		
Солярий		
Недалеко от церкви		
Волоконно -оптика		
Виды	Параметр	Состояние
Гора	Коммерческий район	Отличный
Панорамный	Рядом с гольфом	
Страна	Рядом с портом	
Сад	Урбанизация	
Бассейн	Рядом с морем	
Двор	Рядом с магазинами	
	Рядом с городом	
	Рядом с школами	
	Город	
	Рядом с Мариной	
Бассейн	Мебель	Кухня
Коммунальный	Полностью меблирован	Полностью оснащен
Сад	Безопасность	Стоянка
Коммунальный	Закрытый комплекс	Подполье
	24 -часовая безопасность	Гараж
	Входчик телефона	Частный
		Коммунальный