



## Penthouse Duplex for sale in Nueva Andalucía, Marbella

**1,590,000 €**

Reference: R5264248 Bedrooms: 3 Bathrooms: 4 Build Size: 229m<sup>2</sup> Terrace: 226m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

### LUXURY EXCLUSIVE URBANISATION - LA CORNICHE (NUEVA ANDALUCIA)

Nestled in the hills above Nueva Andalucía, offering beautifully open panoramic views across the mountains, countryside, golf and sea.

This well appointed 3 bedroom, 4 bathroom Duplex Penthouse is set within 30mins walk to the Bullring & Centro Plaza shopping facilities.

As you enter the building you have the option of using lift directly from the underground garage, which takes you straight into the apartments solarium level. Alternatively, there is a main access lift from the front of the building which gives you access at the front door. on the ground floor level.

Upon entering, you are welcomed by a beautiful open hallway with a staircase leading up to the duplex level. To the right, there is a very large bright kitchen with ample storage and all modern appliances, including dishwasher, microwave, hob and all mod cons. Large west facing windows allow natural light to flood the space.

Leading off the kitchen, you have a fully working utility room housing a washing machine, dryer, drying facilities and the hot water tank.

The main living space is a generous open-plan area with stunning panoramic views of the mountains golf and sea. Fireplace and air-conditioning, including underfloor heating. A wonderful space that creates a warm and inviting atmosphere.

From the living area, you step out onto a beautiful east facing large open terrace, ideal for entertaining, with exquisite views overlooking the countryside, golf, sea and mountains. This level also offers ample, deep storage areas.

Further along the corridor, you enter a bright, closed hallway area that leads to the bedroom accommodation. The master suite is spacious and welcoming, offering extensive storage, a walk-in dressing area and an en-suite bathroom with bathtub. The master bedroom opens directly onto the terrace and enjoys breathtaking panoramic views of the mountains, sea and golf.

The second double bedroom is also en-suite and features a large shower area, double basin sinks, marble flooring and ample storage. This room is light and bright with a west-facing aspect.

The third double bedroom also offers ample storage and west-facing views aspect. This bedroom is serviced by a shared bathroom featuring a large walk-in shower, sink, toilet and bidet

The solarium level, which is also accessible directly via the underground lift, is one of the standout features of the property. It offers a vast open decking area with space for entertaining, a sunken jacuzzi and a seating area with enclosed television.

The solarium enjoys east and south-east facing views of stunning mountain, panoramic golf and sea views, as well as sweeping views across the golf and the coastline.



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The solarium is wraparound, and on the far north side there are additional secure storage cupboards. Behind the main decking area, there is a covered outdoor seating space with open-air bar kitchen and barbecue area. There is also a separate TV area. A half-covered terrace provides comfortable seating for up to 10 plus people. On this level, there is also a toilet and bathroom.

This solarium truly represents the pièce de résistance of the property, a calm and relaxing environment to watch the sunrise!

The apartment also benefits from extensive storage throughout, including a very large storage area in the underground garage suitable for bikes, paddle boards and additional equipment.

The development itself is a gated, highly exclusive urbanisation with 24-hour security and a manned barrier entrance. Residents enjoy access to a full-size paddle court and x 2 large communal swimming located at the end of a quiet cul-de-sac within the urbanisation. The grounds are beautifully maintained with mature planting and offer a very peaceful, private setting.

In terms of location, the property is situated in Nueva Andalucía, with easy access to Puerto Banus, Magna Golf Course, Los Naranjos and La Campana. Several international schools are within close proximity, and the area is well supported by public transport, with multiple bus routes nearby providing access into Marbella town and towards the western areas of the coast.

The property has 3 car parking spaces included within the price.

VIDEO AVAILABLE, AND KEYS FOR EASY VIEWINGS



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Solarium  
WiFi  
Paddle Tennis  
Utility Room  
Jacuzzi

### Views

Sea  
Mountain  
Panoramic  
Country  
Golf

### Pool

Communal

### Garden

Communal  
Landscaped

### Category

Holiday Homes  
Investment  
Golf  
Luxury  
Resale

### Orientation

East  
South East

### Setting

Commercial Area  
Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Close To Marina

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Entry Phone

### Climate Control

Air Conditioning  
Pre Installed A/C  
Hot A/C  
U/F Heating

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
More Than One