



## Penthouse Duplex for sale in Nagüeles, Marbella

745 000 €

ванная комната:

Ссылка: R5258317

спальни: 3 3

Размер сборки: 142m<sup>2</sup> терраса: 47m<sup>2</sup>





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## 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.



## Характеристики:

### Функции

Рядом с транспортом  
Частная терраса  
Ванная комната  
Двойное остекление  
Приспособленные шкафы  
Солярий  
Ресторан на месте  
Волоконно -оптика

### Виды

Море  
Сад  
Городской

### Бассейн

Коммунальный  
Детский бассейн

### Сад

Коммунальный

### Коммунальные услуги

Электричество  
Питьевая вода

### Ориентация

Западный

### Параметр

Рядом с гольфом  
Урбанизация  
Рядом с магазинами  
Рядом с городом  
Рядом с школами  
Город  
Рядом с лесом

### Мебель

Необязательный

### Безопасность

Закрытый комплекс  
Система тревоги  
Входчик телефона

### Категория

Праздничные дома  
Инвестиции  
Гольф  
Роскошь  
Перепродажа

### Климат -контроль

Кондиционер  
Холодный А/С  
Горячий кондиционер  
Камин

### Состояние

Отличный  
Недавно отремонтирован

### Кухня

Полностью оснащен

### Стоянка

Подполье  
Гараж  
Более одного