



## Penthouse Duplex for sale in Nagüeles, Marbella

**745 000 €**

ВАННАЯ КОМНАТА:

Ссылка: R5258317 спальни: 3 3

Размер сбоку: 142м<sup>2</sup> Терраса: 47м<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.



## Характеристики:

Функции	Ориентация	Климат -контроль
Рядом с транспортом	Западный	Кондиционер
Частная терраса		Холодный А/С
Ванная комната		Горячий кондиционер
Двойное остекление		Камин
Приспособленные шкафы		
Солярий		
Ресторан на месте		
Волоконно -оптика		
<b>Виды</b>	<b>Параметр</b>	<b>Состояние</b>
Море	Рядом с гольфом	Отличный
Сад	Урбанизация	Недавно отремонтирован
Городской	Рядом с магазинами	
	Рядом с городом	
	Рядом с школами	
	Город	
	Рядом с лесом	
<b>Бассейн</b>	<b>Мебель</b>	<b>Кухня</b>
Коммунальный	Необязательный	Полностью оснащен
Детский бассейн		
<b>Сад</b>	<b>Безопасность</b>	<b>Стоянка</b>
Коммунальный	Закрытый комплекс	Подполье
	Система тревоги	Гараж
	Входчик телефона	Более одного
<b>Коммунальные услуги</b>	<b>Категория</b>	
Электричество	Праздничные дома	
Питьевая вода	Инвестиции	
	Гольф	
	Роскошь	
	Перепродажа	