

## Duplex Penthaus zum Verkauf in Marbesa, Costa del Sol

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2 Schlafzimmer | 3 Badezimmer | 76 m<sup>2</sup> Wohnfläche | 20 m<sup>2</sup> Terrasse  
€ 559 IBI | € 92 Rubish tax | € 2,112 Community fees

### Beschreibung der Immobilie

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Duplex penthouse facing the Mediterranean, just 100 meters from the sea, in the iconic Puerto Azul building. An exclusive and hard-to-find property, designed for a client who values open views, privacy, and a truly privileged location.

The property offers 76.45 m<sup>2</sup> of interior space, seamlessly integrated with an elegant 20.45 m<sup>2</sup> private terrace, conceived as a true sea-view lookout point. An ideal space to enjoy sunrises, al fresco dining, and a constant connection with the surroundings. The southeast orientation ensures exceptional natural light throughout the day.

The building stands out for its level of services and its connection to the sea, a highly valued and distinctive feature:

Concierge service

Communal swimming pool with changing rooms

Lounge area by the pool for private meetings or events

Direct access from the pool area to the street, from where the sea is approximately 100 meters away on foot

Location surrounded by all amenities: supermarkets, restaurants, medical cen