

## Duplex Penthaus zum Verkauf in Nueva Andalucía, Costa del Sol

3 Schlafzimmer | 3 Badezimmer | 175 m<sup>2</sup> Wohnfläche | 40 m<sup>2</sup> Terrasse | Garage Ya | Garten Ya | Pool Ya  
€ 1,576 IBI | € 194 Rubish tax | € 12,396 Community fees



### Beschreibung der Immobilie

A rare opportunity in one of Nueva Andalucía's original and most private golf urbanisations. This spacious 175m<sup>2</sup> duplex offers 3 large bedrooms, all en-suite, set within an exclusive gated community of just 18 homes in the very heart of the Golf Valley, between Real Club de Golf Las Brisas and Los Naranjos Golf.

The apartment enjoys a double aspect, with terraces facing both south and north. The north terrace sits literally on Los Naranjos Golf, with stunning full views of La Concha, total silence, and nothing but nature. From here you look out over an abundance of wildlife (turtles, ducks, birds, and toads), a reminder of how green and untouched this pocket of Nueva Andalucía remains. The south terrace offers partial sea views.

Because this is one of the original low-density developments, the plot leaves generous space for lush, mature gardens and two saltwater communal pools (one of them heated). With only 18 homes, the community is genuinely quiet and private, yet you are on