

## Duplex Penthouse for sale in Guadalmina Baja, Costa del Sol

4 Bedrooms | 3 Bathrooms | 226 m<sup>2</sup> Interior | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 2,000 IBI | € 180 Rubish tax | € 2,664 Community fees



### Property Description

Discover an attractive duplex penthouse in Guadalmina Baja, one of the most established residential areas on the Costa del Sol. This south-facing property presents an excellent opportunity for buyers looking to renovate and personalise a home in a highly desirable location. Combining generous outdoor areas, bright interiors and a peaceful setting, it is an appealing choice as a permanent residence, holiday home or investment property in Marbella.

Distributed over two levels, the apartment has a practical layout designed to make the most of natural light throughout the day. Large windows and its south orientation create bright living spaces, while three private terraces provide different environments for relaxing, dining outdoors or enjoying Marbella's year-round climate. The renovation potential allows future owners to redesign the interiors according to their own style while adding long-term value to the property.

The penthouse forms part of a small residential community with landscaped gardens and a communal swimming pool, offering privacy and a pleasant atmosphere without sacrificing convenience. Everyday services are within easy reach, making daily life comfortable whether living

permanently or visiting throughout the year.

Guadalmina Baja is recognised as one of the most desirable residential neighbourhoods close to Marbella, appreciated for its wide avenues, mature greenery, elegant homes and proximity to both the beach and renowned golf courses. The area attracts international buyers seeking a quieter environment while remaining connected to the best destinations along the Costa del Sol. It offers direct access to the A-7 motorway, allowing convenient travel to Marbella, Puerto Banús, Estepona and Málaga Airport.

Golf enthusiasts will appreciate being only minutes from Guadalmina Golf, while several other prestigious golf courses, including Atalaya Golf, El Paraíso Golf and Los Arqueros Golf, are all within a short drive, providing excellent playing conditions throughout the year.

Families relocating to Marbella benefit from the area's outstanding educational options, with an international school nearby together with additional bilingual and private schools located in San Pedro de Alcántara, Nueva Andalucía and Marbella. Supermarkets, sports clubs, pharmacies, banks, cafés and restaurants are also conveniently close, allowing most daily needs to be reached within minutes.

The nearby beaches offer beachfront restaurants, walking promenades and water sports, while Puerto Banús is only a short drive away, providing luxury boutiques, fine dining, beach clubs, cafés and one of the Mediterranean's best-known marinas. Marbella's historic centre, with its charming streets, shopping and gastronomic scene, is also easily accessible.

Healthcare facilities are another important advantage of this location. Residents have quick access to private medical centres as well as leading hospitals in Marbella, giving peace of mind for both permanent residents and international homeowners.

For buyers searching for a duplex penthouse in Guadalmina Baja with renovation potential, generous terraces, excellent orientation and proximity to golf, beaches, international schools and everyday amenities, this property represents an outstanding opportunity in one of Marbella's most established residential locations.