

## Duplex Penthouse for sale in Nueva Andalucía, Costa del Sol

2 Bedrooms | 3 Bathrooms | 176 m<sup>2</sup> Interior | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 1,250 IBI | € 184 Rubish tax | € 3,960 Community fees



### Property Description

We present an exceptional duplex apartment, located in the prestigious Vista Real complex in Nueva Andalucía, Marbella, Malaga. This spacious property has a built area of 170m<sup>2</sup>, complemented by a generous 63m<sup>2</sup> terrace, creating a seamless flow between indoor and outdoor living. Ideally situated on the mountain side and close to sought-after golf courses and the port, this duplex is perfectly suited for those seeking both tranquillity and convenience.

The property features two beautifully appointed bedrooms, both with en-suite bathrooms for optimal privacy and comfort. In addition, there is an extra guest toilet, making it ideal for entertaining or family living. The interior has been finished to the highest standards with marble floors, fitted wardrobes, and double glazing for year-round comfort. The living room is bright and spacious, with glass doors opening onto the terrace and offering panoramic views of the garden and pool. The separate guest room and storage room add functional flexibility.

Furthermore, the property includes a fully equipped kitchen, a laundry room, and electric shutters for everyday convenience. Advanced air conditioning ensures comfort throughout the year. The large windows allow natural light to flood the living spaces abundantly. The property also benefits from a lift, a secure entrance, and 24-hour security, and is located within a gated community for added peace of mind.