

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

3 Bedrooms | 3 Bathrooms | 175 m<sup>2</sup> Interior | 40 m<sup>2</sup> Terraces | Garage Yes | Garden Yes | Pool Yes  
€ 1,576 IBI | € 194 Rubish tax | € 12,396 Community fees



### Property Description

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 only minutes from Puerto Banús, the beaches, and the amenities of Marbella's Golf Valley.

A private lift runs straight from the underground garage up to the level of the apartment. Stepping inside, the first en-suite bedroom is on the right. Continuing in, the kitchen is on the left and opens

out to the rear terrace with its remarkable golf and La Concha views. A second bedroom, also en-suite, has direct access to this terrace. The living room is bright and spacious, with a fireplace and plenty of charming character, quirks, and corners. A spiral staircase leads up to an additional level, ideal as a TV room or snug. The master suite enjoys high ceilings, ample wardrobes, and its own en-suite bathroom.

The property comes with 3 parking spaces and a storage room. Currently in original condition, it offers exceptional potential to be transformed into a truly stunning home with a refurbishment.