



# Penthouse Duplex te koop in Nagueles, Marbella Central

745.000 €

Referentie: R5258317 Slaapkamers: 3 Badkamers: 3 Perceelgrootte: 142m<sup>2</sup> Terras: 47m<sup>2</sup>





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## Costa del Sol, Nagüeles

Located in the prestigious area of Nagüeles, Marbella, this elegant 3-bedroom, 3-bathroom duplex apartment occupies the first and second (top) floors of the sought-after Urb. Pueblo Bermejo, offering privacy, comfort, and an exceptional residential setting.

The property is well laid out over two levels, providing generous living spaces filled with natural light thanks to its desirable west-facing orientation. On the first floor you will find the open plan living and dining room with fireplace and a brand new kitchen and access to a terrace. On the same level there are 2 bedrooms and 2 bathrooms. On the 2nd floor you will find the master bedroom with access to a large solarium with views towards the sea and La Concha mountain, with an ample dressing area and master bathroom.

Two of the three bedrooms benefit from their own en-suite bathrooms, making the home ideal for families, guests, or as a high-quality holiday residence.

Set within a charming and well-maintained urbanisation, the duplex also includes two private underground garage spaces, a valuable feature in this prime location.

The property has an LPO (First Occupation Licence) in place, ensuring peace of mind for buyers and making it suitable for both personal use and rental investment.

Despite its prime address, the community fees are exceptionally low at just €130 per month, adding to the overall appeal and cost-efficiency of this home.

Ideally positioned close to Marbella's Golden Mile, just a 3 mins drive to Puente Romano, beaches, international schools, and all amenities, this duplex represents an excellent opportunity to acquire a quality property in one of Marbella's most desirable residential areas.



## Kenmerken:

### Extra's

Nabij vervoer  
Privé Terras  
Ensuite badkamer  
Dubbele beglazing  
Inbouwkasten  
Zonnebank  
Restaurant op locatie  
Optische vezel

### Uitzicht

Zeezicht  
Garden Views  
Urban Bekeken

### Zwembad

Gemeenschappelijk zwembad  
Children`s Pool

### Tuin

gemeenschappelijke tuin

### Voorzieningen

Elektriciteit  
Drinkwater

### Zonorientatie

West

### Ligging

Dichtbij golfbaan  
Urbanisatie  
Dicht bij winkels  
Dichtbij stad  
Dichtbij scholen  
Stad  
Dichtbij bos

### Meubilering

optioneel Furniture

### Beveiliging

Omheind complex  
Alarmsysteem  
Deurbel met intercom

### Categorie

Vakantiehuis  
Investering  
Golf  
Luxe  
Bestaande bouw

### Klimaatbeheersing

Airconditioning  
Koude A/C  
Warme A/C  
Open haard

### Huidige Staat

Uitstekende conditie  
Onlangs gerenoveerd

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

ondergrondse parkeergarage  
garage  
More Than One