

**Penthouse Duplex for sale in Nueva Andalucía, Marbella**

**2,950,000 €**

Reference: R4314106 Bedrooms: 5 Bathrooms: 6 Build Size: 837m<sup>2</sup> Terrace: 463m<sup>2</sup>



## Costa del Sol, Nueva Andalucía

Located in the gated community of Los Arrayanes. This duplex penthouse apartment offers 463 m<sup>2</sup> of terrace space with views of Los Naranjos golf course and panoramic sea views.

A unique feature of this penthouse is the ground level private garage, suitable for more than six cars. Entering the garage you will find multiple storage rooms, a potential cinema room and private gym with a toilet.

Entering from the garage into the main hallway, buyers will notice the penthouse is distributed over two floors. Moving to the right, you walk into the open concept living, dining and kitchen area. All three of these areas offer direct views of the landscape and sea. Adjacent to the kitchen is the first guest bedroom with separate bathroom alongside.

Moving back to the main hallway and entering the left side of the penthouse is the large main en-suite bedroom with a walk-in wardrobe. Likewise, the second guest bedroom with an en-suite bathroom is also located on this floor. Both the main bedroom and second guest bedroom have direct access to the outdoor terrace.

On the second floor, you find the third guest en-suite bedroom with a walk-in wardrobe and terrace and the second living area which can be converted into the fourth guest en-suite bedroom.

Within the grounds, buyers have two large swimming pools and mature garden areas to relax in. Furthermore, the development has its own on-site gym for residents. Golf lovers will be glad to know that Los Naranjos Golf and Country Club is only 5 minutes by car.

Please feel free to contact us for further information about this property and to arrange a viewing.

## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Gym  
Games Room

### Views

Sea  
Panoramic  
Garden  
Golf

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

South  
South East  
South West

### Setting

Close To Golf  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Fully Furnished

### Security

Gated Complex  
Entry Phone

### Category

Luxury  
Resale

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C  
U/F Heating  
U/F/H Bathrooms

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Garage  
Private  
Covered  
More Than One