

## Penthouse Duplex for sale in Marbella, Marbella

435,000 €

Reference: R4422568 Bedrooms: 2 Bathrooms: 2 Build Size: 96m<sup>2</sup> Terrace: 17m<sup>2</sup>



## Costa del Sol, Marbella

SEAVIEWS! PANORAMIC VIEWS ! 100m WALK TO THE BEACH! PENTHOUSE DUPLEX IN MARBELLA CENTRE

Located in the centre of Marbella is this spectacular penthouse duplex on the 9th & 10th floor with wonderful views of the Mediterranean sea in La Marina urbanization just 100m from the wonderful Cable beach

It has 2 bedrooms with beautiful sea views, two complete and renovated bathrooms, a main living room & dining accessed to a large covered terrace.

Additionally is a small storage room in the main living room under the stairs

Due to its southeast orientation and exterior windows also to the west, it has spectacular luminosity and thanks to being located on the ninth and tenth floors, magnificent natural ventilation.

This home stands out for its quietness without noise, and its spectacular views of the sea from all its windows.

The urbanization has swimming pools (adult & children ), solarium and garden areas.

Its location offers great security as it is just a few meters from the local police headquarters. Quiron Salud hospital is a 5 mins walk.

The property is in a prime location surrounded by shops, Mercadona supermarket, restaurants and amenities.

The kitchen needs a little update and can be modified into an open plan living AMERICAN style for as little as 10.000 eur you could have an open plan dream kitchen.

The new property owners have an option to buy private underground parking space for 20.000 euros

Perfect as a permanent home, holiday home or an investment property for holiday rentals. Its rented out most of the time, it has great rental income, due to its perfect location.

It has the tourist license. Presently holiday rented out with. All papers are ready for completion.

This is a reasonable priced property in a HOT location will not be available for too long.

A viewing is highly recommended!

Penthouse Duplex, Marbella, Costa del Sol.

2 Bedrooms, 2 Bathrooms, Built 96 m<sup>2</sup>, Terrace 17 m<sup>2</sup>.

Setting : Beachfront, Town, Commercial Area, Beachside, Port, Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools, Marina, Close To Marina, Urbanisation.

Orientation : East, South East, South, South West.

Condition : Excellent.

Pool : Communal.

Climate Control : Pre Installed A/C.

Views : Sea, Mountain, Beach, Country, Panoramic.

Features : Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, Solarium, WiFi, Marble Flooring, Near Church.

Furniture : Not Furnished.

Kitchen : Fully Fitted.

Garden : Communal.

Security : Gated Complex, 24 Hour Security.

Parking : Open, Street, More Than One.

Category : Beachfront, Holiday Homes, Investment, Resale.

## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Marble Flooring  
Fitted Wardrobes  
Solarium  
WiFi  
Near Church

### Views

Sea  
Mountain  
Panoramic  
Country  
Beach

### Pool

Communal

### Garden

Communal

### Category

Holiday Homes  
Investment  
Beachfront  
Resale

### Orientation

East  
South  
South East  
South West

### Setting

Commercial Area  
Beachside  
Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Beachfront  
Town  
Port  
Marina  
Close To Marina

### Furniture

Not Furnished

### Security

Gated Complex  
24 Hour Security

### Climate Control

Pre Installed A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Open  
Street  
More Than One