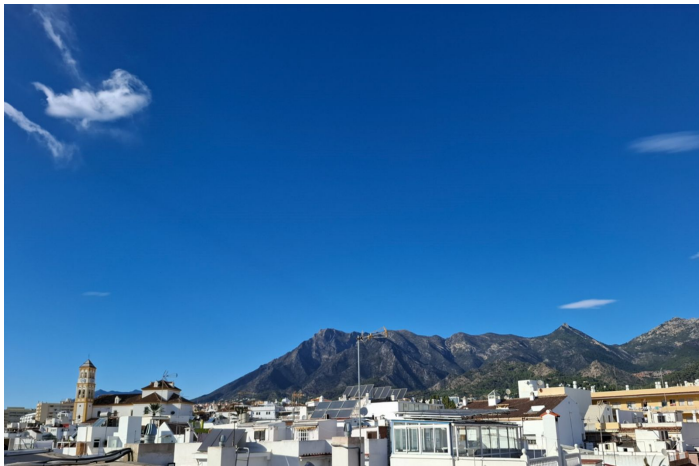




## Penthouse Duplex for sale in Marbella, Marbella

649,000 €

Reference: R4889953 Bedrooms: 3 Bathrooms: 2 Build Size: 122m<sup>2</sup> Terrace: 15m<sup>2</sup>





---

## Costa del Sol, Marbella

Charming Opportunity to Live in a Duplex Penthouse Just 100 Meters from La Bajadilla Beach – Marbella Center We are pleased to present this beautiful duplex penthouse, ideally located just steps away from Marbella's seafront promenade and La Bajadilla Beach, in one of the most sought-after areas of the city for both permanent living and holiday rentals. Situated on the second floor and attic level of a modern building with elevator, constructed in 2012, this property enjoys excellent natural cross-ventilation thanks to its three orientations: East, West, and North. Main Features and Layout: Total built area of 122 m<sup>2</sup>, with 77 m<sup>2</sup> on the main floor and 44 m<sup>2</sup> on the upper (attic) level. Approximately 15 m<sup>2</sup> of additional outdoor space between terrace and balconies. Entrance hall, independent kitchen with window, bright living-dining room, three bedrooms (one on the main floor and two on the upper floor), and two full bathrooms with windows (one on each level). Fully equipped kitchen with high-quality appliances. All bedrooms feature built-in wardrobes and are efficiently laid out. Private terrace offering open panoramic views of Marbella's Old Town, the Cathedral, and the iconic La Concha mountain—ideal for relaxing with total privacy. Wheelchair-friendly access: no steps or architectural barriers within the building. Modern Building with No Holiday Rental Restrictions With only 12 years since construction, the building allows for obtaining a tourist rental license, making this property an ideal choice for both personal use and investment. Don't miss this fantastic opportunity to own a charming penthouse in the heart of Marbella, just a few steps from the beach and all amenities.



## Features:

### Features

Lift  
Near Transport  
Private Terrace  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Restaurant On Site  
Courtesy Bus  
Near Mosque  
Near Church  
Fiber Optic  
Access for people with reduced mobility

### Views

Mountain  
Panoramic  
Urban  
Street

### Furniture

Optional

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

North  
East  
West

### Setting

Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Forest  
Close To Marina

### Kitchen

Fully Fitted

### Category

Holiday Homes  
Investment  
Beachfront  
Cheap  
Luxury  
Resale  
Contemporary

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C

### Condition

Good  
Excellent

### Security

Alarm System