



## Duplex for sale in Marbella, Marbella

900,000 - 2,790,000

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Reference: R4959007 Bedrooms: 2 - 4 Bathrooms: 2 - 4 Build Size: 85m<sup>2</sup> - 375m<sup>2</sup>





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## Costa del Sol, Marbella

This is an exclusive residential complex comprising 113 homes, designed with a unique architecture that reinterprets the traditional concept of the Andalusian courtyard. This approach allows natural light to flood every space, bringing an avant-garde touch to each home.

Located in the prestigious district of Nueva Andalucía, this project enjoys a privileged location just a short distance from the iconic Puerto Banus and is surrounded by an exceptional array of schools, shops, supermarkets, clinics, restaurants, and cafés.

Nueva Andalucía stretches across a vast valley in the western part of Marbella. This enclave, surrounded by majestic mountains and offering panoramic sea views, is also known as the "Golf Valley" due to the five renowned golf courses it encompasses: Aloha, Las Brisas, Los Naranjos, La Quinta and Dama de Noche.

Recognised as one of the most exclusive residential areas in southern Spain, Nueva Andalucía stands out for its well-maintained streets, lush vegetation, and luxurious residential complexes, which together create a unique environment of elegance and distinction.

The complex offers a wide range of premium services to ensure comfortable, relaxed and stylish living. Each space has been conceived to satisfy the most demanding needs and provide a unique wellness experience.

At the heart of the project is the outdoor swimming pool, surrounded by gardens and sun loungers. This creates a true oasis where residents can enjoy the magnificent Mediterranean climate. Additionally, the indoor pool area, together with the gym and spa, evokes the refined and exclusive ambience of a five-star hotel.

The communal areas are complemented by a modern coworking area that provides an ideal environment for productivity while a sophisticated social club with cinema provides the perfect setting for entertaining and enjoyment, either personally or in the company of guests.

Excellence is at the heart of this project, where the combination of high-end materials, prestigious brands and cutting-edge technologies translates into homes where comfort and functionality predominate.

Large-format floorings, including terraces, provide a seamless transition and a sense of continuity between indoor and outdoor spaces. Floor-to-ceiling windows flood the homes with natural light, while modern ventilation installations and home automation systems ensure comfort, efficiency and personalised control in every corner of the home.

The kitchens, with an elegant open concept, are equipped with energy-efficient integrated appliances. In the bathrooms, vitrified porcelain sanitary ware, solid mineral washbasin tops and taps and fittings from leading brands will be used.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Fitted Wardrobes  
Solarium  
Gym

### Views

Sea  
Panoramic  
Garden  
Pool

### Pool

Communal  
Indoor

### Security

Gated Complex

### Orientation

North  
East  
South  
West

### Setting

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

### Kitchen

Kitchen-Lounge

### Parking

Underground  
Communal  
More Than One

### Climate Control

Pre Installed A/C  
U/F Heating

### Condition

New Construction

### Garden

Communal  
Private  
Landscaped

### Category

New Development