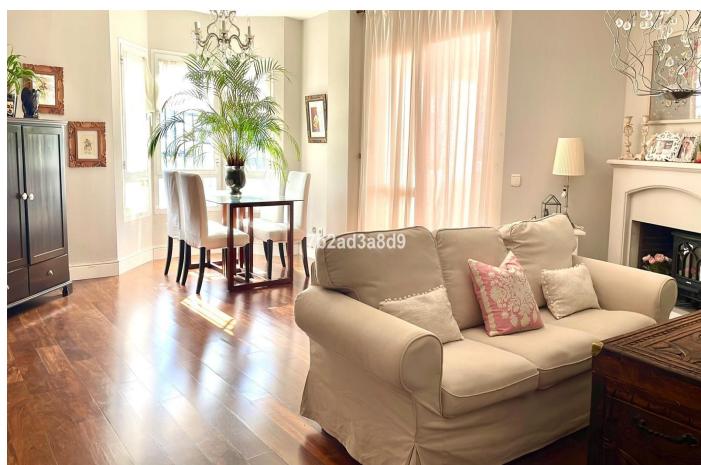
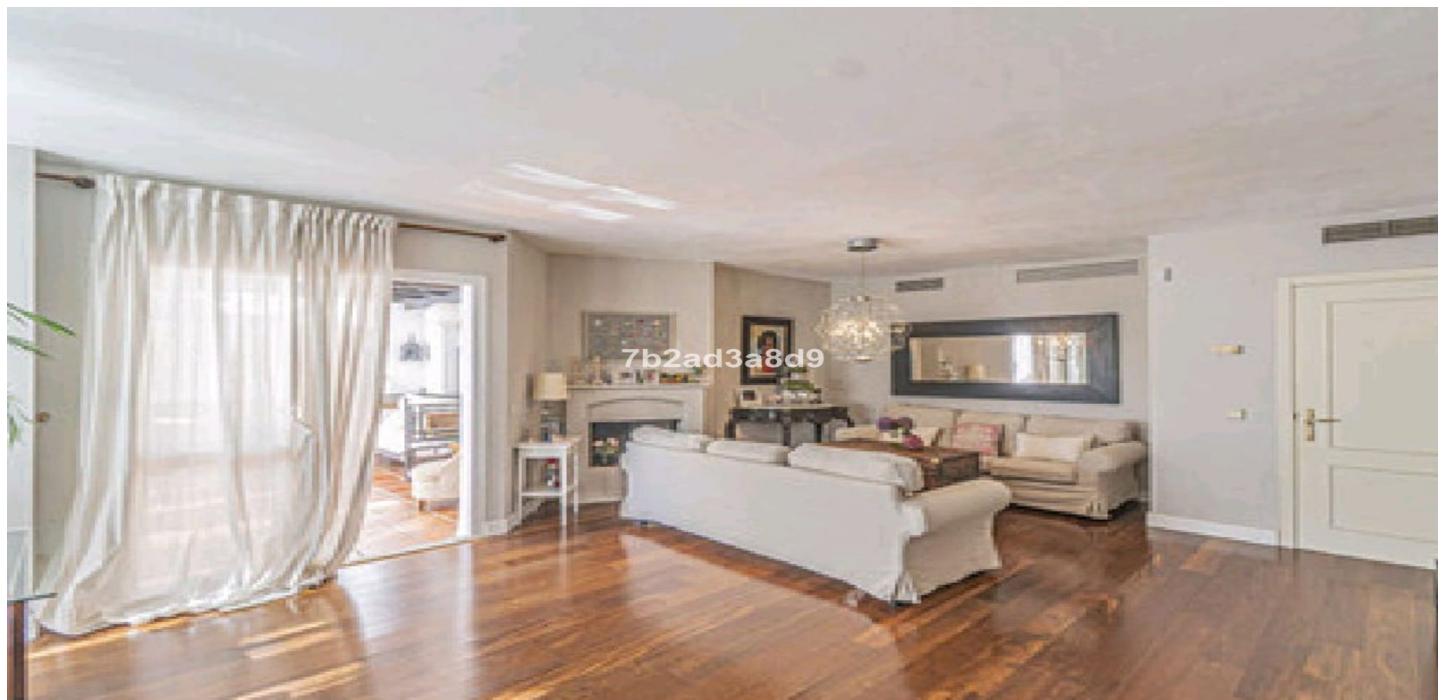




## Penthouse for sale in Nueva Andalucía, Marbella West

**390,000 €**Reference: R5293033 Bedrooms: 2 Bathrooms: 1 Build Size: 99m<sup>2</sup> Terrace: 21m<sup>2</sup>



## Costa del Sol, Nueva Andalucía

This duplex penthouse is ideally located in the highly sought-after Los Naranjos de Marbella urbanization, just a five-minute walk from Puerto Banús. Close to supermarkets, restaurants, cafés, public transport, and schools, the property enjoys also year-round rental demand from both short- and long-term tenants. Distributed over two levels, the property features a spacious living room with marble fireplace and wooden floors, opening onto a covered terrace with open views of the swimming pool and the iconic La Concha mountain. The main floor also includes a fully fitted kitchen with access to a covered terrace, a generous entrance hall, one bedroom, and one bathroom. The upper level offers a large 35 m<sup>2</sup> bedroom. The well-maintained community offers communal areas, pools and shared parking at the entrance. Thanks to its prime location, walking distance to Puerto Banús, and strong rental potential, this property also represents an excellent opportunity for investors seeking both capital appreciation and attractive rental returns on the Costa del Sol.

## Features:

| Features         | Orientation      | Climate Control  |
|------------------|------------------|------------------|
| Covered Terrace  | East             | Air Conditioning |
| Near Transport   |                  | Cold A/C         |
| Private Terrace  |                  | Hot A/C          |
| Marble Flooring  |                  | Fireplace        |
| Double Glazing   |                  |                  |
| Fitted Wardrobes |                  |                  |
| Utility Room     |                  |                  |
| Wood Flooring    |                  |                  |
| Views            | Setting          | Condition        |
| Mountain         | Close To Golf    | Excellent        |
| Garden           | Close To Port    |                  |
| Pool             | Urbanisation     |                  |
|                  | Close To Sea     |                  |
|                  | Close To Shops   |                  |
|                  | Close To Town    |                  |
|                  | Close To Schools |                  |
|                  | Close To Marina  |                  |
| Pool             | Kitchen          | Garden           |
| Communal         | Fully Fitted     | Communal         |
| Parking          | Utilities        | Category         |
| Street           | Electricity      | Reduced          |
| Communal         | Drinkable Water  | Holiday Homes    |
|                  |                  | Investment       |
|                  |                  | Bargain          |
|                  |                  | Cheap            |
|                  |                  | Golf             |
|                  |                  | Resale           |