



# RENOVATED DUPLEX PENTHOUSE FOR SALE IN ATALAYA DE RÍO VERDE | NUEVA ANDALUCÍA

950,000 €

Reference: 1135AMA Bedrooms: 3 Bathrooms: 2 Build Size: 172m<sup>2</sup> Terrace: 68m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

### ELEGANT INDOOR-OUTDOOR LIVING IN A PRESTIGIOUS MARBELLA ENCLAVE

Set within the exclusive and secure enclave of Atalaya de Río Verde, this stunning duplex penthouse redefines modern Mediterranean living in one of Nueva Andalucía's most refined residential communities. Designed for discerning buyers, it offers the perfect blend of Scandinavian-inspired interiors, expansive living space, and panoramic outdoor terraces—all just a short walk from the beaches and vibrant energy of Puerto Banús.

#### KEY FEATURES

- 3 Bedrooms | 2 Bathrooms
- Built Area: 172 m<sup>2</sup>
- Multiple panoramic terraces with golf & mountain views
- High-end Siemens kitchen appliances
- Energy-efficient design with double-glazed windows
- Gated community with swimming pool & gardens
- Walking distance to Puerto Banús & beaches
- Close to golf, international schools, shops & dining
- Ideal for lifestyle buyers and investors alike

#### STYLISH INTERIOR DESIGN WITH HIGH-END FINISHES

Spread across two bright and spacious floors, the residence offers a layout that combines sophistication and practicality. The three bedrooms are generously sized, while the two bathrooms feature contemporary fittings and elegant finishes.

At the heart of the home lies an open-concept kitchen, equipped with top-quality Siemens appliances and seamlessly integrated into the dining and living areas. Natural light, clean lines, and functional elegance define the interior aesthetic, while energy-efficient systems and double glazing provide year-round comfort and sustainability.

#### PANORAMIC TERRACES WITH VIEWS TO LA CONCHA & GOLF COURSES

One of the most compelling features of this penthouse is its impressive outdoor living space. The multiple terraces are designed to embrace the natural beauty of the Costa del Sol, offering sweeping views over manicured golf courses, the lush communal pool, and the iconic La Concha mountain.

Whether you're enjoying breakfast in the sun or entertaining guests under the stars, these outdoor spaces elevate the lifestyle experience to a whole new level.

#### PRIVATE COMMUNITY WITH RESORT-STYLE AMENITIES

Located within a low-density, beautifully landscaped residential complex, the building was thoughtfully designed by a renowned architectural team focused on privacy and community comfort. Residents enjoy:

- A serene communal swimming pool
- Landscaped gardens for walks and relaxation
- Secure gated access for peace of mind

This tranquil setting strikes a perfect balance between peaceful retreat and everyday convenience, ideal for both permanent residents and seasonal visitors.

#### PRIME LOCATION CLOSE TO PUERTO BANÚS & MARBELLA'S BEST

This coveted location in Atalaya de Río Verde places you within walking distance of Puerto Banús, Marbella's most



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glamorous marina, where designer boutiques, world-class restaurants, and beach clubs await. From Gucci and Louis Vuitton to Breathe and La Sala by the Sea, luxury and lifestyle are always close by.

Golf lovers will be delighted by the proximity to Los Naranjos, Las Brisas, and Aloha Golf, while families benefit from excellent international schools like Aloha College and Laude San Pedro. Daily essentials, including Mercadona, Supercor, and organic markets, are just minutes away.

#### EXCELLENT INVESTMENT OPPORTUNITY

With its prime location, turnkey condition, and timeless design, this property also presents a compelling investment opportunity. Perfectly suited for:

- Short-term luxury holiday rentals
- Long-term tenants seeking upscale coastal living
- Buyers looking for a second home with high rental yield

The constant demand for quality residences in Nueva Andalucía makes this a secure and potentially profitable asset in Marbella's premium market.

#### A RARE OPPORTUNITY TO LIVE IN STYLE AND SERENITY

This exceptional penthouse is more than just a property—it's a gateway to elegant, sun-filled living on the Costa del Sol. With its harmonious design, unbeatable location, and lifestyle-rich surroundings, it's the ideal choice for those seeking comfort, exclusivity, and long-term value in one of Marbella's most sought-after neighborhoods.

Contact us for more information or to schedule a private viewing at +34 663 671 888. WhatsApp available.



## Features:

### Features

Private Terrace  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Barbeque

### Views

Mountain  
Pool  
Golf

### Pool

Communal

### Garden

Communal

### Utilities

### CO2 Emission Rating

E

### Orientation

West Facing

### Setting

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

### Furniture

Fully Furnished

### Security

Gated Complex

### Category

Investment  
Luxury  
Resale

### Climate Control

Air Conditioning  
Fireplace  
U/F/H Bathrooms

### Condition

Excellent  
Recently Renovated

### Kitchen

Fully Fitted

### Parking

Communal

### Energy Rating

E