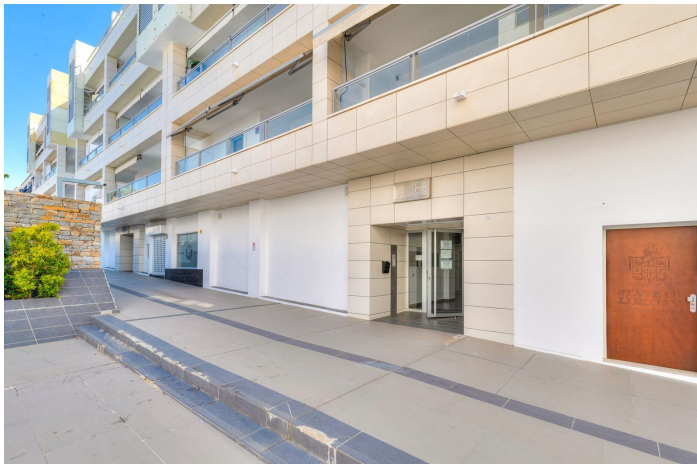




## Penthouse for sale in Marbella Town, Marbella

**619.000 €**

Reference: R5108869 Bedrooms: 3 Bathrooms: 2 Build Size: 114m<sup>2</sup> Terrace: 65m<sup>2</sup>





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## Costa del Sol, Marbella Town

Located in the well-established and sought-after residential area of San Pedro Alcántara, Marbella, this stylish duplex penthouse is just 700 metres from the beach, within a well-maintained gated community with a communal swimming pool and easy access to all essential amenities: supermarkets, restaurants, green areas, pharmacies, and public transport. The property is in good general condition, fully habitable and ready to move into, offering a smart layout and generous outdoor spaces that make the most of the Mediterranean lifestyle all year round. Main features: 3 bedrooms with built-in wardrobes 2 full bathrooms (one en suite) Bright living-dining area with direct access to a 20m<sup>2</sup> main terrace Contemporary design with a kitchen visually connected to the dining area through a practical sliding glass enclosure Independent laundry area Outdoor areas designed for enjoyment: Staircase from the main terrace leading to a large 65.75m<sup>2</sup> private rooftop solarium Pergola on the upper level, ideal for creating a chill-out zone, outdoor dining area or sunbathing space Communal pool within a quiet and secure development Private underground parking space included in the price Installations and equipment: Central air conditioning with heat pump Electric water heater Well-maintained interior and exterior finishes Low-density community with excellent upkeep An ideal home whether as a primary residence, holiday retreat, or investment property with strong rental potential, in one of the most comfortable and well-connected areas of Marbella. With easy access to the A-7 motorway and just minutes from San Pedro town centre, the beachfront promenade, and the renowned Puerto Banús. The Abbreviated Information Document is at your disposal. Costs: Taxes (ITP or VAT + AJD) + notary and land registry fees. The price does not include VAT.



## Features:

### Caratteristiche

Terrazza coperta  
Vicino ai mezzi di trasporto  
Bagno privato  
Armadi a muro  
Solarium

### Viste

Strada

### Piscina

Condominiale

### Parcheggio

Sotterraneo

### Valutazione energetica

D

### Orientamento

Nord -est

### Collocamento

Area commerciale  
Vicino alla spiaggia  
Zona urbana  
Vicino al mare  
Vicino al porto

### Cucina

Completamente arredata

### Utility

Elettricità  
Acqua potabile

### Valutazione delle emissioni di CO2

D

### Climate Control

Aria condizionata  
Riscaldamento centrale

### Condizione

Buona

### Giardino

Condominiale  
Di facile manutenzione

### Categoria

Investimento  
Contemporary