



## Duplex for sale in Marbella Town, Marbella

990.000 €

Reference: R5127502 Bedrooms: 5 Bathrooms: 4 Build Size: 320m<sup>2</sup> Terrace: 25m<sup>2</sup>





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## Costa del Sol, Marbella Town

We present this exclusive duplex property located in one of the most privileged areas of Marbella. The property has a total of 220 square meters built and also includes an additional 100 square meters of space, ideal for expanding the home according to your needs. On the upper floor, you will find the kitchen, a guest toilet, entrance hall, living-dining room, three bedrooms, and two full bathrooms. From the living room, access is granted to a large terrace with impressive panoramic views of the sea, countryside, and mountains. The lower floor, with an independent entrance and configured as a guest apartment, includes a living-dining room with an open kitchen, a full bathroom, and two bedrooms. The unfinished space has currently been used as storage, allowing flexibility for future expansions or additional uses. The home also features a perimeter garden, laundry area, and entrance patio, providing functionality and comfort. The urbanization offers a full range of amenities: two swimming pools, well-maintained gardens, a fully equipped professional gym, social club, play area, and coworking spaces. There is communal parking for owners monitored by security cameras. Marbella is a benchmark city on the Costa del Sol, renowned for its exceptional climate, cultural offerings, and cosmopolitan lifestyle. It combines a privileged natural environment with a wide range of high-level services, including gastronomy, leisure, and nautical sports, making it an ideal destination to live or invest in. Puerto Banús, located just minutes away, is the epicenter of luxury and exclusivity on the Costa del Sol. With its marina full of high-end yachts, international brand stores, top-tier restaurants, and lively nightlife, it represents the perfect place for those seeking a sophisticated and unique lifestyle. Duplex, Marbella, Costa del Sol. 5 Bedrooms, 3.5 Bathrooms, Built 320 m<sup>2</sup>, Terrace 25 m<sup>2</sup>. Setting : Close To Golf, Close To Port, Close To Shops, Close To Town, Close To Schools, Close To Forest, Close To Marina, Urbanisation. Orientation : South, South West. Condition : Good. Pool : Communal, Children`s Pool. Climate Control : Air Conditioning, Pre Installed A/C, Hot A/C, Cold A/C, Fireplace. Views : Sea, Mountain, Country, Panoramic, Garden, Pool, Courtyard, Forest. Features : Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, WiFi, Gym, Games Room, Guest Apartment, Storage Room, Utility Room, Ensuite Bathroom, Marble Flooring, Bar, Restaurant On Site, Near Mosque, Near Church, Basement, Fiber Optic. Furniture : Optional. Kitchen : Fully Fitted. Garden : Communal, Private, Easy Maintenance. Security : Gated Complex, Entry Phone. Parking : Communal. Utilities : Electricity, Drinkable Water. Category : Golf, Investment, Luxury, Resale.



## Features:

### Caratteristiche

Terrazza coperta  
Vicino ai mezzi di trasporto  
Terrazza privata  
Ripostiglio  
Bagno privato  
Pavimenti in marmo  
Armadi a muro  
Wifi  
Palestra  
Sala giochi  
Appartamento ospiti  
Ripostiglio  
Accesso Privato  
Ristorante in loco  
Vicino alla moschea  
Vicino alla chiesa  
Seminterrato  
Fibra ottica

### Viste

Mare  
Montagna  
Panoramica  
Campagna  
Giardino  
Piscina  
Giardino  
Foresta

### Piscina

Condominiale  
Piscina per bambini

### Giardino

Condominiale  
Privato  
Di facile manutenzione

### Utility

Elettricità  
Acqua potabile

### Orientamento

Sud  
Sud -ovest

### Collocamento

Vicino al golf  
Vicino al porto  
Zona urbana  
Vicino ai negozi  
Vicino alla città  
Vicino alle scuole  
Vicino alla foresta  
Vicino al porto

### Mobilia

Opzionale

### Sicurezza

Complesso residenziale privato  
Citofono

### Categoria

Investimento  
Golf  
Lusso  
Rivendita

### Climate Control

Aria condizionata  
Pre -installato a/c  
Freddo a/c  
Caldo a/c  
Camino

### Condizione

Buona

### Cucina

Completamente arredata

### Parcheggio

Condominiale