



# Penthouse Duplex for sale in Nagüeles, Marbella

745.000 €

Reference: R5258317 Bedrooms: 3 Bathrooms: 3 Build Size: 142m<sup>2</sup> Terrace: 47m<sup>2</sup>





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## Costa del Sol, Nagüeles

Located in the prestigious area of Nagüeles, Marbella, this elegant 3-bedroom, 3-bathroom duplex apartment occupies the first and second (top) floors of the sought-after Urb. Pueblo Bermejo, offering privacy, comfort, and an exceptional residential setting. The property is well laid out over two levels, providing generous living spaces filled with natural light thanks to its desirable west-facing orientation. On the first floor you will find the open plan living and dining room with fireplace and a brand new kitchen and access to a terrace. On the same level there are 2 bedrooms and 2 bathrooms. On the 2nd floor you will find the master bedroom with access to a large solarium with views towards the sea and La Concha mountain, with an ample dressing area and master bathroom. Two of the three bedrooms benefit from their own en-suite bathrooms, making the home ideal for families, guests, or as a high-quality holiday residence. Set within a charming and well-maintained urbanisation, the duplex also includes two private underground garage spaces, a valuable feature in this prime location. The property has an LPO (First Occupation Licence) in place, ensuring peace of mind for buyers and making it suitable for both personal use and rental investment. Despite its prime address, the community fees are exceptionally low at just €130 per month, adding to the overall appeal and cost-efficiency of this home. Ideally positioned close to Marbella's Golden Mile, just a 3 mins drive to Puente Romano, beaches, international schools, and all amenities, this duplex represents an excellent opportunity to acquire a quality property in one of Marbella's most desirable residential areas.



## Features:

### Caratteristiche

Vicino ai mezzi di trasporto  
Terrazza privata  
Bagno privato  
Doppio vetro  
Armadi a muro  
Solarium  
Ristorante in loco  
Fibra ottica

### Viste

Mare  
Giardino  
Città

### Piscina

Condominiale  
Piscina per bambini

### Giardino

Condominiale

### Utility

Elettricità  
Acqua potabile

### Orientamento

Ovest

### Collocamento

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

### Mobilia

Opzionale

### Sicurezza

Complesso residenziale privato  
Sistema di allarme  
Citofono

### Categoria

Case di vacanza  
Investimento  
Golf  
Lusso  
Rivendita

### Climate Control

Aria condizionata  
Freddo a/c  
Caldo a/c  
Camino

### Condizione

Eccellente  
Recentemente rinnovato

### Cucina

Completamente arredata

### Parcheggio

Sottterraneo  
Garage  
Più di uno