## Sales - Apartment - Marbella

# 3.950.000€







**Ref.-ID: MIBGR5384053** **Marbella** **Apartment**

**Community: 12,396 EUR / year** **IBI: 2,201 EUR / year** **Rubbish: 186 EUR / year** **3** **3.5** **252 m2**

What if your home knew exactly when to separate daily life from real privacy? This duplex penthouse in La Morera, Marbella East, offers three bedrooms, three bathrooms plus a guest toilet, arranged over two purposeful levels, with everyday living below and a master suite above, complete with sea views and private terraces. The layout is deliberate and intelligent. The entrance level hosts two bedrooms alongside the kitchen and living area, opening onto a terrace that keeps the Mediterranean in constant view. Upstairs, the entire floor is reserved for the master suite, not as an afterthought but as a genuine retreat. Bedroom, bathroom and terrace work as one. The sense of order is reinforced by quality finishes, natural light and a flow that feels considered rather than decorative. Underground parking spaces and a storage room are included, quietly solving the practical side of ownership. La Morera is a frontline beach community known for discretion rather than display. Secure, gated and impeccably maintained, it offers landscaped gardens, indoor and outdoor swimming pools, gym and sauna, all moments from the shoreline. Marbella East remains one of the coast’s more settled residential areas, where the beach is part of daily routine and privacy is not compromised by proximity. If your brief is clear views, calm surroundings and a home that functions as well as it presents, this penthouse fits naturally. Schedule a viewing and see whether this balance of space, setting and security is what you have been looking for.

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Sea Views
- ✔ Garden Views
- ✔ Pool Views

**Features**
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Double Glazing

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex

**Parking**
- ✔ Multiple Parking Spaces
- ✔ Private Parking