MIBGROUP.ES

Sales - Apartment - Marbella

520.000€

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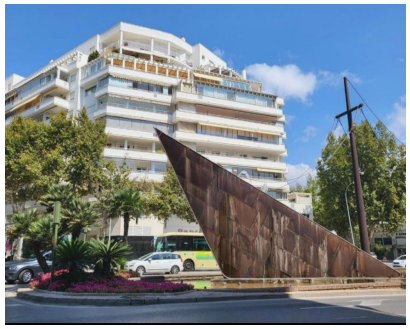









Ref.-ID: MIBGR5394928 **Marbella** **Apartment**

Community: 2,112 EUR / year **IBI: 559 EUR / year** **Rubbish: 92 EUR / year** **2** **3** **76 m2**

Duplex penthouse facing the Mediterranean, just 100 meters from the sea, in the iconic Puerto Azul building. An exclusive and hard-to-find property, designed for a client who values open views, privacy, and a truly privileged location. The property offers 76.45 m² of interior space, seamlessly integrated with an elegant 20.45 m² private terrace, conceived as a true sea-view lookout point. An ideal space to enjoy sunrises, al fresco dining, and a constant connection with the surroundings. The southeast orientation ensures exceptional natural light throughout the day. The building stands out for its level of services and its connection to the sea, a highly valued and distinctive feature: Concierge service Communal swimming pool with changing rooms Lounge area by the pool for private meetings or events Direct access from the pool area to the street, from where the sea is approximately 100 meters away on foot Location surrounded by all amenities: supermarkets, restaurants, medical centers, transport, and leisure areas The property includes a parking space, providing comfort and functionality. Layout Main floor Entrance hall with coat closet Guest toilet Spacious living-dining area with integrated modern kitchen and abundant natural light Direct access to the terrace with frontal sea views Upper floor Master bedroom en suite, designed as a private and relaxing space Second bedroom with its own bathroom, ideal for guests or family A property that goes beyond traditional living: a space where the sea becomes part of everyday life, with access from the residential complex and all services within reach. Ideal as a primary residence, second home, or premium investment on the Costa del Sol.