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Sales - Apartment - Marbella

2.995.000€

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Ref.-ID: MIBGR5510098 **Marbella** **Apartment**

Community: 8,400 EUR / year **IBI: 1,822 EUR / year** **Rubbish: 180 EUR / year** **4** **5** **260 m2**

EXCEPTIONAL DUPLEX PENTHOUSE ALBATROS HILL · NUEVA ANDALUCÍA An exceptional duplex penthouse of impressive proportions, occupying a privileged position within the prestigious Albatros Hill in Nueva Andalucía. Offering approximately 380 m² of built space, including around 120 m² of terraces, this remarkable four-bedroom residence has been completely renovated to an outstanding standard, combining refined contemporary interiors with spectacular panoramic views. From its elevated position, the penthouse enjoys sweeping vistas across the Mediterranean Sea, surrounding mountains, countryside and the golf courses of Nueva Andalucía. The interiors have been conceived with an uncompromising approach to quality. Elegant marble flooring, underfloor heating, hot and cold air conditioning, double glazing and a beautifully appointed contemporary kitchen are complemented by carefully selected finishes throughout. The residence offers four generous bedrooms and five luxurious bathrooms, together with expansive living and entertaining spaces opening onto substantial terraces. A private Jacuzzi overlooking the surrounding landscape adds another dimension to the outdoor living experience, creating an exceptional setting for both relaxation and entertaining. A PRIVILEGED RESIDENTIAL SETTING Albatros Hill is one of Nueva Andalucía’s established luxury residential communities, offering privacy, tranquillity and 24-hour security within beautifully designed Mediterranean gardens. Residents enjoy an excellent selection of private amenities, including a heated swimming pool, outdoor swimming pools, paddle court, landscaped gardens, lift access and underground parking. IN THE HEART OF MARBELLA’S GOLF VALLEY The location places some of Marbella’s most prestigious golf courses within minutes of the property, while the restaurants, cafés, shops and amenities of Nueva Andalucía are equally close at hand. Puerto Banús, the Mediterranean coastline and Marbella’s Golden Mile are all within easy reach, allowing the property to combine peaceful residential living with immediate access to the best of the Marbella lifestyle. A rare opportunity to acquire a substantial, fully renovated duplex penthouse where exceptional space, panoramic views and sophisticated contemporary living come together in one of Nueva Andalucía’s most desirable settings. 4 Bedrooms · 4,5 Bathrooms · Approx. 380 m² Built · Approx. 120 m² Terraces · Panoramic Sea, Mountain, Golf & Country Views · Exceptional Renovation · Private Jacuzzi · Underfloor Heating · Hot & Cold Air Conditioning · 24-Hour Security · Heated & Outdoor Pools · Tennis Court · 2 Underground Storages and 2 Parkings

Setting
- Town
- Close To Golf
- Close To Port
- Close To Shops
- Close To Sea
- Close To Schools
- Close To Forest
- Close To Marina
- Urbanisation

Orientation
- South East Orientation
- South Facing
- South West Orientation

Condition
- Excellent Condition
- Recently Renovated

Pool
- Communal Pool
- Indoor Pool
- Heated Pool

Climate Control
- Air Conditioning
- Hot A/C
- Cold A/C
- Central Heating
- Fireplace
- U/F Heating
- U/F/H Bathrooms

Views
- Sea Views
- Mountain Views
- Golf Views
- Country Views
- Panoramic Views

Features
- Covered Terrace
- Lift
- Fitted Wardrobes
- Private Terrace
- Solarium
- WiFi
- Gym
- Paddle Tennis
- Storage Room
- Utility Room
- Ensuite Bathroom
- Disabled Access
- Marble Flooring
- Jacuzzi
- Double Glazing
- Domotics
- 24 Hour Reception
- Fiber Optic

Furniture
- Fully Furnished

Kitchen
- Fully Fitted Kitchen

Garden
- Communal Garden
- Landscaped Garden

Security
- Gated Complex
- Electric Blinds
- Entry Phone
- Alarm System
- 24 Hour Security
- Safe

Parking
- Underground Parking
- Garage
- Communal Parking
- Private Parking

Utilities
- Electricity
- Drinkable Water

Category
- Golf
- Holiday Homes
- Luxury