

## **Sales - Apartment - Reserva de Marbella**

**669.000€**

**Reserva de Marbella**

**Apartment**

**Community: 4,260 EUR / year IBI: 976 EUR / year**

**Rubbish: 184 EUR / year**



**2**



**2**



**180 m<sup>2</sup>**

Exclusive Duplex Penthouse in the Prestigious Eden Hills, Reserva de Marbella Located in one of Marbella's most sought-after communities, this fully renovated and uniquely designed duplex penthouse offers a luxurious lifestyle with breathtaking panoramic views of the Mediterranean Sea, Gibraltar, the African coast, and spectacular sunsets. Originally created by combining two separate apartments (No. 78 and No. 79), this exceptional home now stands out for its generous space, abundant natural light, and distinctive layout — making it truly one of a kind within the development.

Property Details: Terraces: Three, with stunning views of the sea, lush tropical gardens, and surrounding villas. Levels: Two floors, thoughtfully designed to provide comfort, style, and privacy. Layout and Key Features: Upper Floor (Entrance Level): Spacious living-dining area with access to a terrace offering open sea views. Modern fully equipped kitchen with high-end appliances and a sea view from the window — perfect for culinary inspiration. Elegant bathroom on this level. Lower Floor: Master Bedroom: Spacious and filled with natural light, featuring an en-suite bathroom, walk-in closet, king-size bed, additional sofa bed, and private terrace with a hanging chair — ideal for relaxing. Second Bedroom: With two single beds, perfect for family or guests. Rooftop Solarium: Approximately 60 m<sup>2</sup>, ideal for relaxing, enjoying a BBQ with friends, sunbathing, or toasting with a glass of champagne while watching the most beautiful sunsets on the Costa del Sol. Additional Features: - Marble flooring throughout - Double-glazed windows - Updated electrical system and fiber-optic internet - Air conditioning (hot/cold) - Built-in wardrobes - Sold fully furnished, with high-quality appliances and designer décor Community Features: Beautiful tropical gardens with two swimming pools, a waterfall, a small lake with turtles, and a BBQ area. Secure and peaceful environment. Covered parking space within the gated community. Prime Location, close to: The charming Cabopino Port and Artola Dunes Marbella town center (only 12 km) Málaga Airport (40 km) International schools, golf courses, quality shops, and restaurants Sandy beaches up to 2 km away, including Cabopino Andy's Beach (open year-round) and MAX Beach, known for its gym and pool party atmosphere Ideal for: Perfect as a permanent residence, holiday home, or long-term rental investment. A truly exceptional property — spacious, bright, and unique — combining panoramic views, elegant style, and an unbeatable location on the Costa del Sol. NO LIFT in this complex. Highly recommended viewing! Contact us today to arrange a private visit and discover all the charm of this exclusive duplex penthouse.

<b>Setting</b>	<b>Orientation</b>	<b>Condition</b>	<b>Pool</b>
<ul style="list-style-type: none"> <li>✓ Close To Golf</li> <li>✓ Close To Shops</li> <li>✓ Close To Schools</li> <li>✓ Urbanisation</li> </ul>	<ul style="list-style-type: none"> <li>✓ South</li> <li>✓ South West</li> </ul>	<ul style="list-style-type: none"> <li>✓ Excellent</li> <li>✓ Recently Renovated</li> </ul>	<ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Children's Pool</li> </ul>
<b>Climate Control</b>	<b>Views</b>	<b>Features</b>	<b>Furniture</b>
<ul style="list-style-type: none"> <li>✓ Hot A/C</li> <li>✓ Cold A/C</li> </ul>	<ul style="list-style-type: none"> <li>✓ Sea</li> <li>✓ Mountain</li> <li>✓ Panoramic</li> </ul>	<ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Fitted Wardrobes</li> <li>✓ Private Terrace</li> <li>✓ Solarium</li> <li>✓ WiFi</li> <li>✓ Ensuite Bathroom</li> <li>✓ Marble Flooring</li> <li>✓ Barbeque</li> <li>✓ Double Glazing</li> <li>✓ Fiber Optic</li> </ul>	<ul style="list-style-type: none"> <li>✓ Fully Furnished</li> </ul>
<b>Kitchen</b>	<b>Garden</b>	<b>Security</b>	<b>Parking</b>
<ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul>	<ul style="list-style-type: none"> <li>✓ Communal</li> </ul>	<ul style="list-style-type: none"> <li>✓ Gated Complex</li> </ul>	<ul style="list-style-type: none"> <li>✓ Covered</li> <li>✓ Communal</li> </ul>
<b>Utilities</b>	<b>Category</b>		
<ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> </ul>	<ul style="list-style-type: none"> <li>✓ Holiday Homes</li> <li>✓ Investment</li> <li>✓ Luxury</li> <li>✓ Contemporary</li> </ul>		























