

## Продажа - Апартамент - Marbella

**1.095.000€**

**Marbella**

**Апартамент**

**Коммунальные: 2,808 EUR / год**

**ИБИ: 946 EUR / год**

**Мусор: 180 EUR / год**



**4**



**3**



**139 m2**

Exclusive Duplex Penthouse – La Cañada Homes, Marbella Where Modern Elegance Meets Marbella Lifestyle Step into a home that offers more than just living space – this duplex penthouse invites you to experience the very essence of Marbella living. Located in La Cañada Homes, an intimate gated community of just 49 residences, it blends contemporary architecture with privacy, comfort, and sweeping views over the Mediterranean, Marbella town, and the Sierra Blanca mountains. From the moment you enter, light floods the open-plan living area. Large sliding doors connect the interior seamlessly with expansive terraces – perfect for morning coffee with the rising sun or evening cocktails as the sky turns gold over the sea. Key Features - 4 spacious bedrooms distributed over two levels for optimal privacy - 3 elegant bathrooms with high-quality finishes - Open-plan living & dining area with fully fitted kitchen - Southwest orientation for all-day sun - Panoramic terraces (143 m<sup>2</sup>) with outdoor lounge, dining, and sunbathing zones - Private jacuzzi with uninterrupted sea views - Home Security System - Full air-conditioning (cooling & heating) throughout Community & Location La Cañada Homes is a boutique, low-density development with 24-hour security, landscaped gardens, and a private pool. - 15 min walk to Marbella Old Town - 30 min walk to the beach - 15 min drive to Puerto Banús - Direct access to La Cañada Shopping Centre and A-7 highway Why This Property Stands Out? While premium zones such as Sierra Blanca or the Golden Mile command €7,000–15,000 /m<sup>2</sup>, this penthouse offers a similar quality lifestyle at a significantly more attractive price point – without sacrificing comfort, views, or exclusivity. The combination of modern build quality (2019), large outdoor spaces, and intimate community makes it ideal for: \* International families looking for a secure, year-round residence \* Remote-working professionals seeking a home with space, light, and a Marbella address \* Lifestyle investors who want strong rental appeal in the luxury segment Investment Perspective Marbella’s luxury market has seen price growth of +5–8 % annually over the past two years, with over 30 % of transactions to international buyers. High-quality penthouses in boutique communities remain in short supply – making this both a home to love and a smart investment. This is not just a penthouse – it’s a private retreat, a lifestyle statement, and a rare opportunity in one of Marbella’s most desirable residential enclaves. Would you like to know more or schedule a viewing? Contact us – the Dream Property Marbella team will be happy to answer all your questions!

**Расположение**

- ✓ Город
- ✓ Рядом с гольф-полем
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Рядом с портом
- ✓ Урбанизация

**Климат-контроль**

- ✓ Кондиционер

**ОРИЕНТАЦИЯ**

- ✓ Юг
- ✓ Юго-запад

**ВИД**

- ✓ Море
- ✓ Горы
- ✓ Сад
- ✓ Город

**Состояние**

- ✓ Отличное

**Особенности**

- ✓ Крытая терраса
- ✓ Лифт
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Солярий
- ✓ WiFi
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Мраморные полы
- ✓ Джакузи
- ✓ Двойные стеклопакеты

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Электрические жалюзи
- ✓ Домофон
- ✓ Сигнализация
- ✓ Сейф

**бассейн**

- ✓ Общий

**Мебель**

- ✓ По желанию

**Кухня**

- ✓ Полностью оборудованная

**Сад**

- ✓ Общественный

**Парковка**

- ✓ Подземная
- ✓ Улица

**Категория**

- ✓ Перепродажа



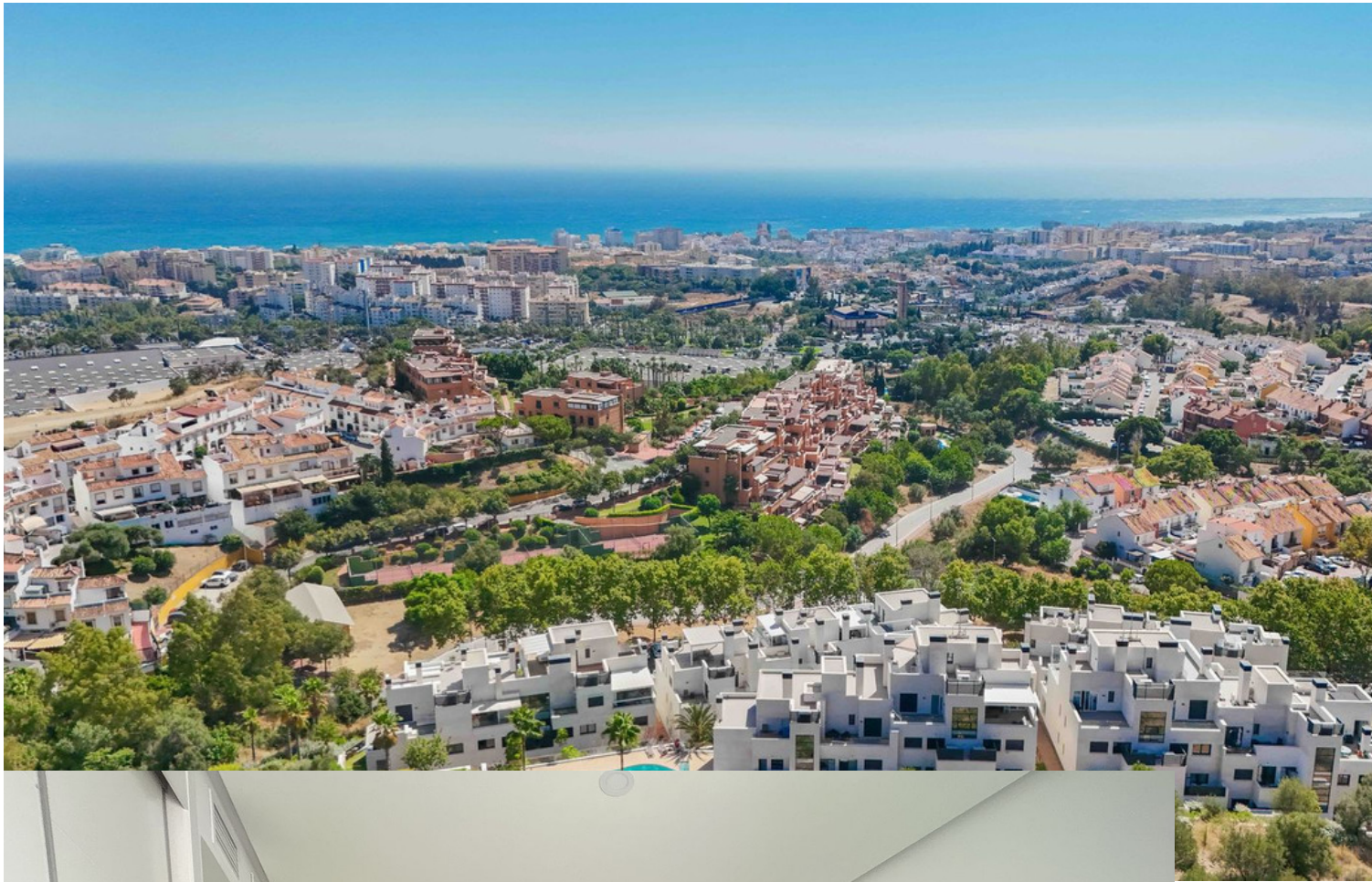


























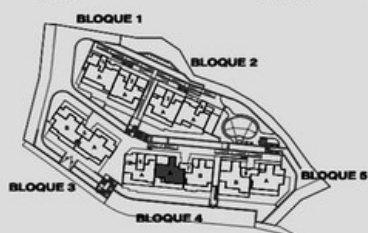
## CAÑADA HOMES

c/ Buenaventura

MARBELLA. MÁLAGA

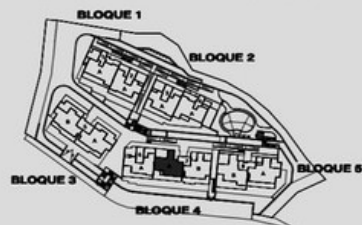
### BLOQUE 4 / PLANTA SEGUNDA Y TORREÓN ESC 7 / PUERTA A

	SUP. ÚTIL INT/EXT	
Vestíbulo	6.66 m²	int
Estar + comedor	25.09 m²	int
Dormitorio principal	14.58 m²	int
Dormitorio 2	11.36 m²	int
Dormitorio 3	11.27 m²	int
Dormitorio 4	9.52 m²	int
Baño principal	6.00 m²	int
Baño secundario	3.71 m²	int
Aseo	2.51 m²	int
Cocina	8.52 m²	int
Distribuidor	6.92 m²	int
Escaleras	4.14 m²	int
Terraza	123.32 m²	ext

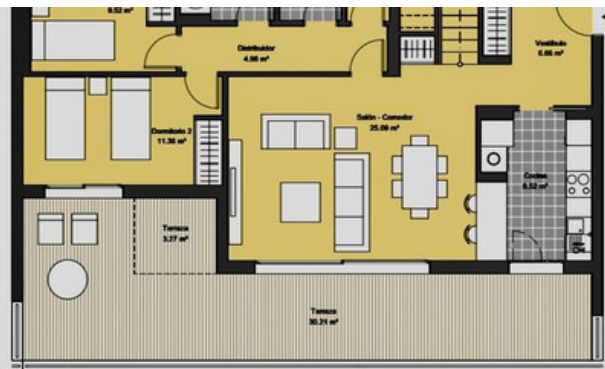


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Superficie útil interior.	110.28 m²
Superficie construida interior.	139.68 m²
Superficie total construida (con zozc sin terrazas ni jardines).	159.89 m²
Superficie construida de terraza.	143.77 m²



El presente plano no es definitivo, ya que ha sido elaborado conforme al Proyecto Ejecución del Edificio y, por tanto, Neinor Homes se reserva la facultad de incluir las modificaciones necesarias por exigencias técnicas y/o jurídicas u ordenadas por cualesquiera administraciones u organismos públicos. Los elementos accesorios (muebles, almobiliado, incluido el de la cocina) son meramente ilustrativos. Los ritmos de cuartos y la distribución de aparatos sanitarios no son vinculantes. Las superficies ennegradas son aproximadas, pudiendo experimentar modificaciones por razones de índole técnica.