

**Ref.-ID: MIBGR3909421**

**Nueva Andalucía**

**Апартамент**



**3**



**2**



**393 m2**

SPECTACULAR DUPLEX PENTHOUSE IN MAGNA MARBELLA – LUXURY, VIEWS & COMFORT Fall in love with this exceptional duplex penthouse in Magna Marbella, boasting stunning sea and mountain views. Its impressive 230 m<sup>2</sup> terrace-solarium and private heated pool create an oasis of exclusivity and relaxation. Featuring three bedrooms and two bathrooms, this home stands out for its spacious 50 m<sup>2</sup> living-dining area, opening onto a breathtaking terrace with panoramic views of La Concha Mountain and Marbella Bay. Equipped with underfloor heating throughout, hot/cold air conditioning, electric shutters, and in perfect condition. UNFURNISHED On the upper floor, discover a dream space: a private heated pool with panoramic views, a barbecue area, and a solarium, perfect for enjoying the privileged Costa del Sol climate. Additionally, it includes a large parking space (almost fitting two cars) and a storage room. MAGNA MARBELLA is an exclusive gated community with 24-hour security, set next to the prestigious Magna Marbella Golf Course and close to the renowned Los Naranjos, Las Brisas, and Aloha Golf Courses. Enjoy its three large swimming pools, lush gardens, and serene walking areas. Prime location: just two minutes from Puerto Banús and next to the famous Magna Café restaurant. If you're looking for elegance, privacy, and comfort, this penthouse is for you. Contact us today and come see it for yourself! We can offer 3 options regarding the rental guarantees: -Delivery of a 12-month guarantee (this is not an advance rent payment). -Provision of an 18-month bank guarantee. -18-month rent default insurance included. Mandatory pool maintenance is included, to be carried out by our trusted service provider. Please note: The flat will be delivered unfurnished No pets allowed.

**Расположение**

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

**Климат-контроль**

- ✓ Кондиционер
- ✓ Полы с подогревом

**Кухня**

- ✓ Полностью оборудованная

**Коммунальные услуги**

- ✓ Электричество

**ОРИЕНТАЦИЯ**

- ✓ Юго-запад

**ВИД**

- ✓ Море
- ✓ Горы
- ✓ Гольф
- ✓ Сельская местность
- ✓ Панорамный
- ✓ Сад
- ✓ Бассейн
- ✓ Лес

**Сад**

- ✓ Общественный
- ✓ Ландшафтный дизайн

**Категория**

- ✓ Инвестиции
- ✓ Элитная

**Состояние**

- ✓ Отличное

**Особенности**

- ✓ Крытая терраса
- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Солярий
- ✓ Спутниковое телевидение
- ✓ WiFi
- ✓ Кладовка
- ✓ Ванная комната
- ✓ Мраморные полы
- ✓ Джакузи
- ✓ Барбекю
- ✓ Двойные стеклопакеты
- ✓ Умный дом
- ✓ Круглосуточная ресепшн
- ✓ Оптическое волокно

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Электрические жалюзи
- ✓ Домофон
- ✓ Охрана 24 часа

**бассейн**

- ✓ Общий
- ✓ Приватный

**Мебель**

- ✓ Без мебели

**Парковка**

- ✓ Подземная
- ✓ Более чем один























































































































