

**Ref.-ID: MIBGR5327512**

**Marbella**

**Апартамент**



**3**



**3**



**124 m2**

Duplex penthouse located in the prestigious Costa Nagüeles I gated community, right on Marbella's Golden Mile. The complex has a communal swimming pool and gardens, 24-hour security and a privileged location, very close to the beach and surrounded by all kinds of amenities. On the main floor, the property offers a spacious and bright living-dining room with access to a west-facing terrace, from which you can enjoy pleasant panoramic views of the residential complex and the sea. The fully fitted kitchen has a separate laundry room. On this floor there are also two bedrooms, a full bathroom and a guest toilet. The upper floor houses the master bedroom, with a dressing room and en-suite bathroom, as well as a large multipurpose area, ideal as an office, study or leisure area. Both rooms have direct access to a large terrace, perfect for enjoying Marbella's excellent climate all year round. The property includes a parking space and can be rented furnished or unfurnished. An excellent option for year-round living in one of the most exclusive areas of Marbella, combining comfort, security and proximity to the sea. In compliance with Decree 218/2005, of October 11, which approves the Regulation on Consumer Information in the sale and rental of homes in Andalusia, the client is informed that the applicable notary and registration fees and taxes (ITP or VAT + AJD) and other expenses inherent to the sale are not included in the price.

**Расположение**

- ✓ Коммерческая зона
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Урбанизация

**Климат-контроль**

- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха

**Кухня**

- ✓ Полностью оборудованная

**ОРИЕНТАЦИЯ**

- ✓ Запад

**ВИД**

- ✓ Море
- ✓ Сад
- ✓ Бассейн

**Сад**

- ✓ Общественный

**Состояние**

- ✓ Хорошее

**Особенности**

- ✓ Крытая терраса
- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Мраморные полы
- ✓ Двойные стеклопакеты
- ✓ Круглосуточная ресепшн
- ✓ Бесплатный автобус

**меры безопасности**

- ✓ Охрана 24 часа

**бассейн**

- ✓ Общий

**Мебель**

- ✓ По желанию

**Парковка**

- ✓ Гараж

















