

## Penthouse in Marbella

Reference: R4889953



Bedrooms: 3

Bathrooms: 2

M<sup>2</sup> Build size: 122

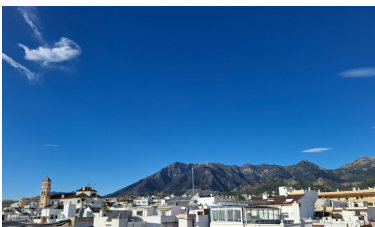
Price: 649,000 €

Status: Sale

Property Type: Penthouse

Parking places: by request

M<sup>2</sup> Plot Size:





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**Overview:** Charming Opportunity to Live in a Duplex Penthouse Just 100 Meters from La Bajadilla Beach – Marbella Center We are pleased to present this beautiful duplex penthouse, ideally located just steps away from Marbella's seafront promenade and La Bajadilla Beach, in one of the most sought-after areas of the city for both permanent living and holiday rentals. Situated on the second floor and attic level of a modern building with elevator, constructed in 2012, this property enjoys excellent natural cross-ventilation thanks to its three orientations: East, West, and North. **Main Features and Layout:** Total built area of 122 m<sup>2</sup>, with 77 m<sup>2</sup> on the main floor and 44 m<sup>2</sup> on the upper (attic) level. Approximately 15 m<sup>2</sup> of additional outdoor space between terrace and balconies. Entrance hall, independent kitchen with window, bright living-dining room, three bedrooms (one on the main floor and two on the upper floor), and two full bathrooms with windows (one on each level). Fully equipped kitchen with high-quality appliances. All bedrooms feature built-in wardrobes and are efficiently laid out. Private terrace offering open panoramic views of Marbella's Old Town, the Cathedral, and the iconic La Concha mountain—ideal for relaxing with total privacy. **Wheelchair-friendly access:** no steps or architectural barriers within the building. **Modern Building with No Holiday Rental Restrictions** With only 12 years since construction, the building allows for obtaining a tourist rental license, making this property an ideal choice for both personal use and investment. Don't miss this fantastic opportunity to own a charming penthouse in the heart of Marbella, just a few steps from the beach and all amenities.

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#### Features:

None, Air conditioning, Heating, Mountain views, Lift, None, Alarm system, Beachfront, Holiday Home, Investment, None, Resale