+34 610 31 79 42 info@estepona-invest.es

■■■■■■■■ ■ Benahavís

■■■■■■■■■■: R5311312

■■■■■■■: 3 ■■■■■■: 2 M²: 180 ■■■■: 995 000 €

■■■■■■■: ■■■■■■■■ ■■■: ■■■■■■■■■ ■■■■■■: ■■ ■■■■■■■

■■■■■■■■:Renovated 3-bedroom duplex penthouse in exclusive gated community with sea & golf views in Marbella - Benahavis * Highlights - Located in an exclusive gated community with permanent surveillance for complete peace of mind. - This beautifully renovated 3-bedroom duplex penthouse offers intimacy and comfort. - The property enjoys a southwest orientation, ensuring abundant natural light throughout the day and stunning sunsets. - Perched in an elevated position, the property enjoys stunning views of the Mediterranean and La Concha, framed by abundant palm trees, providing a tranquil setting with complete privacy. - Move-in ready. * The location The residence is situated in the golden triangle of Marbella - Benahavis - Estepona. Set in a prime location with essential amenities just a short stroll away, including the International Atalaya College and Marbella Montessori School. The area also offers a Mercadona supermarket, a forthcoming commercial centre, and the renowned 2 × 18-hole Atalaya Golf Course & Country Club, home to the PG Golf Academy and its advanced TrackMan Driving Range. Ideally located just a 5-to-10-minute drive from the beach, and moments from the vibrant elegance of San Pedro, and the glamour of Puerto Banús, and Marbella. * The complex Situated within a secure, gated complex offering 24-hour surveillance. Set amidst 28,000 m² of beautifully landscaped tropical gardens, creating a resort-like atmosphere. Residents can enjoy two stylish swimming pools. A fully equipped, private gym is available exclusively for residents. The entire complex was freshly painted in 2025. * The penthouse A generous open-plan living and dining area, part of a fully renovated penthouse, uniquely designed as the only residence in the complex with this exclusive layout. Fully equipped contemporary kitchen featuring Bosch appliances. Separate utility room with washer, dryer and additional storage space. 3 generously proportioned bedrooms, (One bedroom, currently utilized as an office, offers flexible living options) 2 full bathrooms and an additional guest toilet. Built-in wardrobes offering plenty of storage. Central Air conditioning providing both cooling and heating throughout. 2 underground parking spaces. 2 private underground storage rooms. - In figures : Total built area: 225m² Interior built area: 180m² (after renovation) Terrace area: 45m² (after renovation) Bedrooms: 3 Bathrooms: 2 Guest toilet: 1 2 Underground parking spaces: 18m² + 14m2 2 Storage rooms: 13m2 + 10m2 - Other features: Utility room equipped with a washing machine, dryer, and a new boiler. Recent air conditioning system providing cooling and heating throughout. Underfloor heating in the bathroom on the lower level for added comfort. Double-glazed windows ensuring thermal efficiency and sound insulation. Elegant marble flooring throughout most of the property. Spacious built-in wardrobes in all bedrooms. Electric awnings and blinds on both levels. Mosquito screens installed for added convenience. Furniture package – negotiable This penthouse represents an exceptional opportunity as a primary residence, a luxury holiday home, or a high-quality investment, combining generous living space, security, and resort-style amenities in one of the most sought-after locations in Marbella.

■■■■■■■■■■■:

■■■■■■■■ ■■■■■■ ■■■■■, ■■■■■■■, ■■■■■■■■■■■■■■■■■■■, ■■■ ■■ ■■■■■, ■■■ ■■ ■■■■■, ■■■■■■■■ ■■■■■■ ■■■■■, ■■■■■■■■ ■■■■, None, Alarm system, 24H Security, ■■■■■■■■■■■■ ■■■■■■, Luxury, Resale