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## ■■■■■■■■ ■ Nueva Andalucía

■■■■■■■■■■: R5349382

■■■■■■■: 3 ■■■■■■: 3 M²: 201 ■■■■: 1 900 000 €

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

■■■■■■■■:Luxury penthouse for sale with 3 bedrooms in an exclusive golf resort in Nueva Andalucia, Marbella Now furnished, Photos will follow. Property Highlights Exclusive residential development in sought after neighbourhood. Luxury complex with heated pool, beautifully manicured gardens with water features. Spacious penthouse right on the golf course. Spectacular views. The location and the complex: The complex is nestled between 2 golf courses, one of which connects directly to the complex. Situated within buggy or walking distance of two clubhouses in the Golf Valley. Located in the heart of Nueva Andalucia, at a few minutes' drive from a wide variety of amenities and many fine restaurants. Puerto Banus and the beaches are at about a 5 minutes' drive away. The complex is gated and offers permanent security and concierge service, there is also camera surveillance and an infrared detection system. The complex has 3 swimming pools, one is heated. There is a small gym. The complex is renowned for its manicured and lush subtropical gardens with numerous water features. There are only 5 properties in each building. Underground garage and outdoor parking spaces within the complex. Property Management Services available. The Penthouse: Duplex Penthouse 3 bedrooms, 3 bathrooms and a guest toilet. The penthouse is situated in one of the most sought-after blocks! Quietly located and adjacent to the golf course. In front of the heated pool. South facing. Several terraces with different orientations and views. At the back there are beautiful views of the golf course and the La Concha Mountain. Lower level: Partly covered, spacious terrace overlooking the garden and pool. Large entrance hall with guest toilet. Spacious living- and dining room with fireplace. Siematic kitchen with Bosch appliances, pantry and terrace. Bedroom en-suite with terrace. Upper Level: Master bedroom en-suite, lots of closet space and a high ceiling. 3rd Bedroom en-suite. Terrace overlooking the garden and pool. This duplex penthouse comes with 2 underground garage spaces and 1 storage room. Other features: High quality materials and finishes. Top quality beige marble flooring. Air conditioning for cooling and heating. Underfloor heating. Furniture negotiable.

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