

## Penthouse for sale in Nueva Andalucía, Costa del Sol

3 Bedrooms | 2 Bathrooms | 97 m<sup>2</sup> Interior | 51 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes |



### Property Description

We are proud to present this exceptional south-facing duplex penthouse located in the prestigious Los Naranjos urbanization, Nueva Andalucía. This property stands out for its brightness, expansive terraces, and a strategic location that guarantees a comfortable and convenient lifestyle.

#### Layout and Living Space:

The apartment is intelligently designed to maximize space and comfort:

**Main Floor:** Features 2 double bedrooms plus an additional single bedroom, perfect for a nursery or home office. It includes 2 full bathrooms and a very large south-facing terrace, ideal for soaking up the Marbella sun all day long.

**Upper Floor:** A spectacular private rooftop solarium, providing the perfect space for a BBQ area, chill-out zone, or private sunbathing.

#### Strategic Location:

Ideally positioned between Marbella, San Pedro, and Puerto Banús.

Only 1,800 meters from Puerto Banús.

A 6-minute drive to Puente Romano (Golden Mile) and San Pedro de Alcántara.

Walking distance to everything: Supermarket just 150 meters away and an unbeatable educational offer with 2 schools within 500m and two more just 1,200m away.

Investment and Amenities:

The gated community offers 24-hour security, concierge services, and a communal pool. The property has a holiday rental license (final registration in process), and short-term rentals are permitted within the complex, ensuring high rental yield potential. It is an ideal choice for year-round living or as a high-end holiday home.

Don't miss out—contact us today to schedule a viewing!