



## SOUTH-FACING DUPLEX PENTHOUSE FOR SALE IN MARBELLA WITH TOURISTIC LICENCE.

📍 Aloha

REF# BEMA1296 €500,000

BEDS

3

BATHS

3

BUILT

190.0 m<sup>2</sup>

TERRACE

80.0 m<sup>2</sup>

Relax and enjoy life in this spacious duplex penthouse for sale on a well-established gated community in Marbella, where you will have easy access to all the conveniences of urban living but feel like you're away from it all surrounded by beautiful views of trees and mountains.

A Spacious and comfortable living room in this duplex penthouse is the perfect place to relax or entertain with friends and family, with high ceilings and large windows creating abundant light and a warm atmosphere, and it has a fireplace for those cooler winter evenings. This room is perfect for so many options and opens out to a spacious terrace equipped with an awning and terracotta tiles, providing a beautiful outdoor space for entertaining.

Three generous bedrooms all with full ensuite bathrooms offer maximum flexibility for a modern lifestyle and the bedroom located on the top floor enjoys its own terrace with lovely treetop and mountain views, making it ideal for guests. The penthouse has a well-equipped kitchen and dining area, a guest toilet and a garage

+34 952 939 460 · [info@bromleyestatesmarbella.com](mailto:info@bromleyestatesmarbella.com) Urbanizacion El Rosario, CN340, Km 188, Marbella, Malaga 29603

# BROMLEY ESTATES

*Marbella*

space and storage room.

Additional features in this south-facing duplex penthouse include air conditioning, an alarm system, satellite tv, Wi-Fi, electric blinds and use of the communal swimming pool and gardens and it also benefits from the community's 24-hour security service.

They say location is everything and this home has it. It is ideally situated in a natural setting in a tranquil residential area of Marbella with plenty of amenities within walking distance and close to shopping, prestigious schools and some of the most beautiful and well-kept golf courses in Spain. The property is also just a short drive to Puerto Banus and Marbella town centre and just 40 minutes to Malaga airport, making it perfectly positioned to enjoy all that the coast has to offer, while being removed enough from the hustle and bustle.

