

# BROMLEY ESTATES

*Marbella*



## PENTHOUSE 2 BEDROOMS 2 BATHROOMS IN LOS ARQUEROS

📍 Los Arqueros

REF# R5407207 €1,150,000

BEDS

2

BATHS

2

BUILT

130 m<sup>2</sup>

TERRACE

175 m<sup>2</sup>

Exquisite Modern 2-Bedroom Duplex Penthouse with Panoramic Views in one of the best communities in prestigious Los Arrayanes Golf, Los Arqueros, Benahavis, Costa Del Sol.

### Core Dimensions & Layout

Total Built Interior Area: 130 m<sup>2</sup> of beautifully appointed living space.

Total Outdoor Space: 175 m<sup>2</sup> (This impressive size encompasses the expansive main level terrace and the upper-level private roof solarium).

Bedrooms: 2 spacious bedrooms with fitted wardrobes.

Bathrooms: 2 luxurious bathrooms featuring underfloor heating (U/F/H) and high-end marble finishes.

Property Type: Duplex Penthouse.

Orientation: South-facing, ensuring optimal natural light and sunshine throughout the day.

Private Parking & Storage

+34 952 939 460 · info@bromleyestatesmarbella.com Urbanizacion El Rosario, CN340, Km 188, Marbella, Malaga 29603

# BROMLEY ESTATES

*Marbella*

Garages: 2 private, secure underground parking spaces.

Store Room: 1 private storage room, offering valuable extra space for golf clubs, bicycles, beach equipment, or seasonal belongings.

Access: Direct lift access from the underground garage straight to the penthouse level.

## Outdoor & Entertainment Features

Main Terrace: A sprawling, private terrace seamlessly connected to the living area, perfect for al fresco dining and indoor-outdoor living.

Solarium: A massive rooftop solarium offering 360-degree panoramic views of the Mediterranean Sea, the golf course, the gardens, and the mountains.

Jacuzzi: Private jacuzzi setup to enjoy the spectacular elevated views.

## Interior & Comfort Features

Condition: Excellent, turnkey condition.

Furnishings: Sold fully furnished with high-quality, contemporary decor.

Kitchen: Fully fitted, open-plan kitchen with premium appliances and Silestone worktops.

Climate Control: Comprehensive hot and cold air conditioning, plus underfloor heating in the bathrooms.

Flooring: Elegant cream marble flooring throughout.

Technology & Security: Fiber optic internet, electric window blinds, video entry phone, and a private alarm system.

## Five-Star Community Amenities

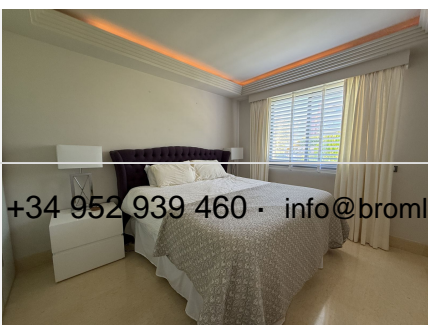
Security: Fully gated complex with 24-hour security personnel.

Pools: A beautiful outdoor communal pool set in landscaped gardens, plus a spectacular indoor heated pool for year-round use.

Wellness & Spa: On-site communal sauna and a fully equipped gymnasium.

Sports: Paddle tennis courts available within the urbanization.

Setting: Prime frontline golf location, while still being conveniently close to town, schools, and local amenities.



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

# BROMLEY ESTATES

*Marbella*

