

## Penthouse

Marbella



Chambres: 3

Salles de bains: 3

M<sup>2</sup>: 130

Prix: 565 000 €

Statut: Vente

Type de propriété:  
Penthouse

Référence: R4122832

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Vue d'ensemble: Sole Agent Golden Mile - Now €565,000 Before €575,000 Fantastic duplex penthouse in an urbanization with high demand, known as Nagüeles, a short distance from services, from the beach, well connected to the city with urban transport line, if needed. Located in the pleasant and well-kept community known as Jardines de Sierra Blanca, a community adapted for people with reduced mobility. At the foot of the famous La Concha mountain, which is boasted and enjoyed by all residents of Marbella, for being the one that favors us with its mild microclimate. Distributed over two floors, the penthouse has the advantage of having two of its three bedrooms on the main floor. 1.- Ground floor is distributed in kitchen with window to the main terrace and room for relief and

laundry. Bright living-dining room with a window to the terrace and a sliding door to the impressive and beautiful main terrace, part of it covered with a pergola, where you can start creating memories with family or friends. A guest bedroom with closet, full bathroom with shower to serve the second bedroom and guests. Spacious master bedroom with an entire wall of closets for great storage and private bath with shower. 2.- On the second floor is the third bedroom with a double wardrobe with large storage capacity, a private bathroom with a bathtub. The staircase to the second floor leads to a spectacular solarium terrace. The total constructed area is 130 m2 of housing + 19 m2 garage space + 4 m2 storage room. The terraces have an approximate area of 200 m2 between the two floors. Centralized installation of hot and cold A/C, double-glazed climatic window insulation, marble floors throughout the house. Passage doors and cabinets in solid wood. Closed and guarded urbanization. Beautiful community area with mature garden, perfectly cared for and community pool. From the main terrace you have views of the sea, the community gardens and the adjoining urbanization. And to the spectacular mountain, La Concha, from the terrace on the second floor. The garage has a strategic position in front of the elevator to access the house, with the convenience that it provides when transporting suitcases, shopping bags, with small children or the elderly. The community allows you to legally expand the house, by 20% of the built area, that is, you can make a bedroom with an extra bathroom, or expand other rooms, according to the need or criteria of the future owner. Community with the entire perimeter fenced and closed, well-kept tropical gardens, community pool following current security regulations and access control personnel to the complex. To highlight the community services, for its reasonable monthly fee of 142 euros. The annual maintenance costs of the three properties (apartment, garage and storage room) are the following: 1.- Annual IBI for the three properties: €801.84 per year 2.- Annual Garbage Tax: €185.36. The maintenance of the house is admirable, with finishes from the year of construction 2003, everything in perfect working order. Magnificent investment, both as a habitual residence or to enjoy on vacation. THE BEST PENTHOUSE ON THE GOLDEN MILE!!

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Caractéristiques:

Piscine, Climatisation, Vue sur la mer, None, None, Ascenseur, Parking, None, None