



MARBELLA  
C R I B S  
G R O U P

## 2 Bedroom Penthouse in Los Naranjos de Marbella, Nueva Andalucia

369.000€



**Ref**  
MCG1479

**Beds**  
2

**Baths**  
2

**Plot**  
N/A

**Built**  
95 m<sup>2</sup>

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The sale price excludes costs and taxes. Buyers should also consider additional expenses, such as registration and notary fees, as well as a 7% ITP or, alternatively, a 10% VAT plus AJD (1.2% on the purchase price) for new properties, provided certain conditions are met. This information is subject to errors, omissions, changes, prior sale, or market withdrawal. An information sheet is available per Decree 218/2005 of October 11th.



<b>Ref</b>	MCG1479
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Status</b>	For Sale
<b>Type</b>	Penthouses
<b>Built</b>	95 m <sup>2</sup>
<b>Terrace</b>	45 m <sup>2</sup>
<b>Price</b>	369.000€
<b>Location</b>	Los Naranjos





## About this property

Penthouse for sale in Los Naranjos, Marbella, Spain. This luxurious penthouse residence offers an unparalleled blend of serenity and convenience, situated within the esteemed Los Naranjos de Marbella community. Nestled in a tranquil enclave, this property boasts seamless access to essential amenities, including concierge services, meticulously maintained swimming pools, and lush green gardens.

Positioned at the heart of Nueva Andalucia, it enjoys proximity to Puerto Banus, Aloha College, and is conveniently located near the Mercadona supermarket and a charming selection of cafes.

Comprising two spacious bedrooms and two well-appointed bathrooms, this penthouse features a rooftop solarium, providing panoramic views of La Concha and the surrounding area. All living spaces are thoughtfully designed on a single level, including a welcoming living room with a cozy fireplace and a separate dining area. The fully equipped kitchen includes a utility room for added convenience. Step out onto the generous terrace, accessible from the living room, and embrace the epitome of outdoor living.

Both bedrooms are elegantly appointed with built-in wardrobes, ensuring ample storage space. The main bathroom is generously sized, offering a bathtub, bidet, toilet, and vanity, while the second bathroom is equipped with a convenient shower and toilet.

This property holds the promise of a unique investment opportunity, whether as a permanent residence or as an income-generating vacation rental, thanks to its LPO (First Occupancy License) status. Please note that there is no elevator in the building.

Don't miss the chance to explore the potential of this exceptional penthouse. Contact us today to schedule a viewing and discover the allure of this remarkable property.

## Contact Us

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