



## Penthouse Duplex in Nueva Andalucía

Bedrooms	<b>4</b>	Bathrooms	<b>4</b>	Built	<b>840m2</b>	Terrace	<b>460m2</b>
<b>R4955518</b>	<b>Penthouse Duplex</b>	<b>Nueva Andalucía</b>	<b>2.750.000€</b>				

Located in the gated community of Los Arrayanes. This duplex penthouse apartment offers 4 en-suite bedrooms with a potential to make a 5th or even 6th on a baffling 1300m<sup>2</sup> of built surface, including a private garage for 5-6 cars on the penthouse level, with views of Los Naranjos golf course and panoramic sea views. The surface is divided over: 377m<sup>2</sup> interior liveable area 463m<sup>2</sup> Terraces 127m<sup>2</sup> Gym + Bodega 333m<sup>2</sup> Private garage A unique feature of this penthouse is the private garage, suitable for more than six cars. Entering the garage you will find multiple storage rooms, a potential cinema room and private gym with a toilet. This could be converted into a guest apartment or staff quarters. Entering from the garage into the main hallway, buyers will notice the penthouse is distributed over two floors. Moving to the right, you walk into the open concept living, dining and kitchen area. All three of these areas offer direct views of the landscape and sea. Adjacent to the kitchen is the first bedroom with separate bathroom and laundry area alongside. Moving back to the main hallway and entering the left side of the penthouse is the large main en-suite bedroom with a walk-in wardrobe. Likewise, the third bedroom with an en-suite bathroom is also located on this floor. Both the main bedroom and guest bedroom have direct access to the outdoor terrace. On the second floor, you find the fourth en-suite bedroom with a walk-in wardrobe and terrace and the second living area which can be converted into a fifth en-suite bedroom, office space or cinema room. Within the grounds, buyers have two large swimming pools and mature garden

areas to relax in. Furthermore, the development has its own on-site gym for residents. Golf lovers will be glad to know that Los Naranjos Golf and Country Club is only 5 minutes by car. Please feel free to contact us for further information about this property and to arrange a viewing.

Access for people with reduced mobility	Access for people with reduced mobility	Bar
Covered Terrace	Domotics	Double Glazing
Ensuite Bathroom	Fiber Optic	Fitted Wardrobes
Games Room	Guest Apartment	Gym
Lift	Marble Flooring	Near Transport
Private Terrace	Solarium	Staff Accommodation
Storage Room	Utility Room	WiFi