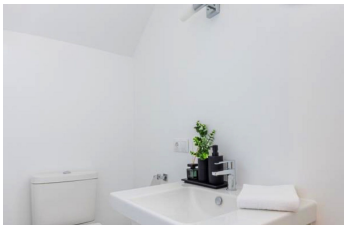
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Penthouse Duplex in Nueva Andalucía

Bedrooms	**2**	Bathrooms	**2**	Built	**95m2**	Terrace	**50m2**

R5219503	**Penthouse Duplex**	**Nueva Andalucía**	**595.000€**

Discover this rare gem in the heart of vibrant Nueva Andalucía, within the exclusive Ivy Residence – a beautifully renovated boutique complex of just 26 modern apartments, ideally situated in Marbella's coveted 'Golf Valley' on the Costa del Sol. This spacious, light-filled two-bedroom home offers a thoughtful layout across two levels, perfect for couples, small families, or as a lucrative holiday retreat. Nestled in a prime spot just a 10-minute stroll from the glamorous Puerto Banús marina – with its designer boutiques, yacht harbour, fine dining, and buzzing nightlife – and moments from pristine beaches, world-class golf courses like Aloha and Los Naranjos, international schools, supermarkets, gyms, and trendy restaurants. Enjoy the best of Mediterranean living with effortless access to everything, yet in a peaceful, residential setting away from the hustle. Spanning 95 m² built (90 m² usable) with an inviting east-facing orientation for morning sunshine, this second-floor apartment (no lift) has been meticulously maintained for private use only – never rented or Airbnbbed – and is sold fully furnished with contemporary style. The ground level welcomes you with an entrance hall, guest cloakroom, open-plan kitchen equipped with modern appliances flowing into a cosy living-dining area, and direct access to a private terrace for al fresco mornings. Upstairs, two generous bedrooms with fitted wardrobes share a large family bathroom and open onto another terrace overlooking the lush surroundings – ideal for relaxation or evening sundowners. Residents of this secure, gated community benefit from 24-

hour security, impeccably maintained tropical gardens, a stunning communal swimming pool, garage parking, and a private storage room included. Embrace over ?300 ?sunny ?days ?a ?year in this ?social, ?friendly enclave – your perfect ?Pied-à-Terre in ?one of ?Marbella's ?most desirable addresses. Contact ?us ?today ?to ?view ?this ?unique ?opportunity.

Covered Terrace	Covered Terrace	Double Glazing
Ensuite Bathroom	Fiber Optic	Fitted Wardrobes
Marble Flooring	Near Church	Near Transport
Private Terrace	Solarium	Storage Room