



## Penthouse Duplex in Guadalmina Baja

Bedrooms **5** Bathrooms **5** Built **290m2** Terrace **80m2**

**R5391661** **Penthouse Duplex** **Guadalmina Baja** **1.320.000€**

Opportunities like this are extremely rare in Guadalmina Baja. This duplex penthouse stands out for offering something very difficult to find in one of Marbella's most exclusive areas: exceptional size, 5 en-suite bedrooms, and a price per square meter clearly below any comparable property currently on the market. With approximately 290 sqm built, the property offers a significantly larger volume than most assets in the area, allowing for a complete high-end renovation project with endless layout possibilities. Its current configuration provides the perfect base to create a contemporary luxury residence, featuring open-plan living, a large designer kitchen, and a premium master suite. The key factor is its positioning: the price per sqm is well below anything available in Guadalmina Baja, while renovated or high-end properties in the area are achieving values that can be double or even triple on a per sqm basis. This creates a clear value-add opportunity, with strong upside potential through a well-executed renovation. Located in one of Marbella's most established and sought-after residential areas, surrounded by golf courses, luxury villas, and just minutes from the beach, the property combines premium location with a rare margin opportunity. Additionally, it includes 3 private parking spaces and generous terraces with open views, further enhancing its appeal within the high-end segment. An ideal asset for investors or buyers looking to develop a unique property, with an estimated return potential exceeding 50%. A rare opportunity to acquire size, location, and upside at a price point not currently seen in the

market.

Ensuite Bathroom  
Lift  
Private Terrace

Ensuite Bathroom  
Marble Flooring

Fitted Wardrobes  
Near Transport