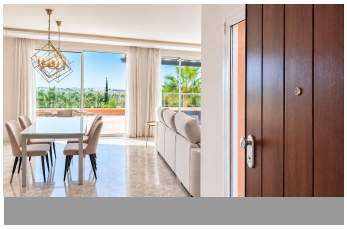
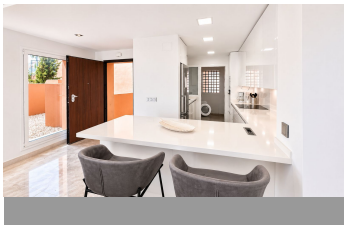
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Penthouse Duplex in Nueva Andalucía

Bedrooms	3	Bathrooms	2	Built	250m2	Terrace	140m2

R5549602 **Penthouse Duplex** **Nueva Andalucía** **1.949.000€**

THE BEST DUPLEX PENTHOUSE IN ALMINAR II – PANORAMIC SEA AND MOUNTAIN VIEWS – LA CERQUILLA, NUEVA ANDALUCÍA Exceptional luxury duplex penthouse located in Alminar II, in La Cerquilla, one of the most exclusive and prestigious residential areas of Nueva Andalucía, Marbella. A truly unique property that stands out for its privileged location, its impressive outdoor spaces and, above all, for its spectacular 360-degree panoramic views of the Mediterranean Sea, the mountains, the gardens and the community pools. With a south orientation, the home enjoys abundant natural light throughout the day and offers open, unobstructed views that turn every corner into a special space. The property features 289,65 m² of total usable area, distributed into 135,79 m² of interior space, a magnificent main terrace of 92,23 m² and a spectacular private solarium of 60 m². The interior offers a spacious and bright living-dining room, fully equipped kitchen, three large bedrooms and two bathrooms, with a layout designed to provide maximum comfort and functionality. The outdoor areas are, without a doubt, one of the main highlights of this property. Its extraordinary terrace and large private solarium offer multiple spaces to enjoy the Mediterranean lifestyle, host outdoor gatherings, relax and contemplate the breathtaking sea and mountain views. The solarium also features pre-installation for a jacuzzi. Built in 2018, the home is completely new, brand-new, as is all the furniture, which has been carefully selected to offer a modern, elegant and sophisticated atmosphere. An exceptional opportunity

to enjoy a luxury penthouse without the need for any renovations or additional investment. Alminar II is an exclusive private development, surrounded by manicured tropical gardens and magnificent swimming pools, offering tranquility, privacy and a privileged residential environment. Its location in La Cerquilla allows you to enjoy proximity to the best golf courses in Nueva Andalucía, Puerto Banús, the beaches of Marbella, prestigious restaurants and all amenities. An extraordinary property and possibly the best penthouse in Alminar II, where the stunning ?panoramic ?sea ?and ?mountain ?views, its large ?terraces, ?its private solarium and its ?brand-new condition ?create a ?combination ?that is hard to ?find ?in ?the ?Marbella ?real ?estate ?market.

Access for people with reduced mobility	Access for people with reduced mobility	Barbeque
Covered Terrace	Double Glazing	Ensuite Bathroom
Fiber Optic	Fitted Wardrobes	Lift
Marble Flooring	Private Terrace	Satellite TV
Storage Room	WiFi	