

LAS ALAMANDAS, NUEVA ANDALUCIA



bedrooms **3** bathrooms **2+1** built _{m2} **155**

DUPLEX PENTHOUSE IN LAS ALAMANDAS

This exceptional 3-bedroom, 2.5-bathroom duplex penthouse is located in the prestigious gated community of Las Alamas, at the heart of Nueva Andaluía's Golf Valley. Boasting spectacular views over the lush fairways, this beautifully furnished property offers a perfect blend of elegance, comfort and style.

community **860 €** _{month} garbage **--** _{year} IBI **--** _{year} for sale **1.795.000 €**

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

Las Alamandas, Nueva Andalucia

Duplex Penthouse in Las Alamandas

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Spread over two levels, the penthouse features a spacious living and dining area that opens onto generous terraces — ideal for relaxing or entertaining while enjoying the panoramic golf course views. The interior design is sophisticated and tasteful, with high-quality furnishings and carefully selected décor creating a warm, luxurious atmosphere.

The modern Miele kitchen is fully equipped, while the bedrooms provide ample space, fitted wardrobes, and access to private terraces. The bathrooms feature high-end Dormitech fittings, combining style and functionality.

Set within meticulously maintained gardens with three communal swimming pools, a gym and 24-hour security, this penthouse offers luxurious living in one of Marbella's most sought-after properties. Las Alamandas is renowned for its privacy, tranquillity and beautifully landscaped surroundings. With its prime location, you are just moments from Puerto Banús, and a wide selection of restaurants, shops and amenities.

Reference	145404	Beds	3	Built m ²	155
Type	Duplex Penthouse	Baths	2	Interior m ²	---
Location	Las Alamandas, Nueva Andalucia	En-suite Baths	2	Terrace m ²	---
		Guest Toilets	3	Plot m ²	---
		Pax	---		
Pool	Communal	Community	860 € / month	Levels	---
Garden	Communal	Garbage	---	Floor	---
Garage	Private	IBI	---	Orientation	---
Parking slots	2	Construct Year	---	EPC	In Progress
		Renovation year	---		

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