

## MARBELLA, NUEVA ANDALUCIA



bedrooms **3**    bathrooms **2 + 1**    built <sub>m<sup>2</sup></sub> **121**    terrace <sub>m<sup>2</sup></sub> **124**

Nestled within a tranquil gated community in Nueva Andalucía's prestigious Golf Valley, this exceptional, penthouse combines sleek Scandinavian design with unrivaled privacy and stunning golf course views. Surrounded by lush, manicured gardens, the residence overlooks the first fairway of Las Brisas Golf and offers free parking right outside your private lift, which takes you directly to the apartment entrance.

community **1,033€**  
quarter

garbage **92€**  
year

IBI **1,111€**  
year

for sale **795,000 €**

## Penthouse in Nueva Andalucía's Golf Valley with 3 bedrooms and panoramic views, minutes from Puerto Banús

Nestled within a tranquil gated community in Nueva Andalucía's prestigious Golf Valley, this exceptional, penthouse combines sleek Scandinavian design with unrivaled privacy and stunning golf course views. Surrounded by lush, manicured gardens, the residence overlooks the first fairway of Las Brisas Golf and offers free parking right outside your private lift, which takes you directly to the apartment entrance.

Built to the highest standards, the interior spans 121 square meters of living space, featuring three bedrooms and three bathrooms. It embraces a bright and airy ambiance, with expansive terrace doors, generous windows in every room, and spacious, light-filled bathrooms. Each room features individual air-conditioning, controllable remotely via your phone. The penthouse also has two spectacular terraces, totaling 124 square meters, both equipped with hot water showers. The first terrace has an exclusive pergola connected to the open-plan kitchen and living area, to enjoy sun from late morning until sunset. The rooftop terrace offers 360-degree panoramic views, full-day sunshine, and partial sea vistas. Thanks to its unique corner position, the property is completely shielded from neighboring views, ensuring absolute privacy.

Perfectly located for golf enthusiasts, more than ten courses are within a 15-minute drive, with two reachable on foot. Restaurants and supermarkets are close by, while Puerto Banús Marina and the Golden Mile Beach Walk are less than 10 minutes away by car. Sold fully furnished and move-in ready, the property includes all furniture, décor, and kitchenware.

Reference	145406	Beds	3	Built m²	121
Type	Penthouse	Baths	2	Interior m²	---
Location	Marbella, Nueva Andalucia	En-suite Baths	2	Terrace m²	124
		Guest Toilets	1	Plot m²	---
		Pax	---		
Pool	Communal	Community	1,033 / quarter	Levels	--
Garden	---	Garbage	92 / year	Floor	--
Garage	Private	IBI	1,111/ year	Orientation	--
Parking slots	--	Construct Year	---	EPC	--
		Renovation year	---		

For sale

**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.







