



Penthouse Duplex for sale in Nueva Andalucía, Marbella

615,000€

Reference: R5219503 Bedrooms: 2 Bathrooms: 2 Build Size: 95m² Terrace: 50m²















Costa del Sol, Nueva Andalucía

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.





Features:

FeaturesOrientationClimate ControlCovered TerraceEastAir Conditioning

Near Transport
Private Terrace
Storage Room
Ensuite Bathroom
Marble Flooring
Double Glazing

Fitted Wardrobes Solarium Near Church Fiber Optic

Communal

ViewsSettingConditionMountainCommercial AreaExcellent

Mountain

Panoramic

Close To Golf

Country

Close To Port

Garden

Urbanisation

Pool

Close To Sea

Courtyard

Close To Shops

Close To Town

Close To Town
Close To Schools

Town

Close To Marina

PoolFurnitureKitchenCommunalFully FurnishedFully FittedGardenSecurityParking

Gated Complex

24 Hour Security

Entry Phone

Private

Communal