



## Penthouse Duplex for sale in Reserva de Marbella, Marbella

**339,000 €**

Reference: R5264311   Bedrooms: 2   Bathrooms: 2   Build Size: 110m<sup>2</sup>   Terrace: 70m<sup>2</sup>





## Costa del Sol, Reserva de Marbella

A very rare opportunity to acquire a true corner penthouse, with a very large roof solarium and permanent gazebo, set in a secluded and tranquil area of La Reserva de Marbella Fase II. Extraordinarily well-presented and in what can only be described as an 'almost as-new' condition, this property has been meticulously maintained to a very high standard and is offered by the original owner since new in 2006. East-facing with an abundance of natural light throughout, this immaculate 2-bedroom, 2-bathroom apartment includes a fully-fitted kitchen with high-end appliances, integrated heating and cooling air-conditioning system with Airzone zonal controls, and polished marble flooring. Located in a very generously-landscaped community and surrounded by nature, the views are across the undulating countryside and the hills that frame it, as well as the well-maintained gardens, and one of the two communal swimming pools. The ambience is one of complete tranquility, surrounded by nature: the sound of birdsong interspersed with the breeze rustling through the trees is ever-present throughout the year. Yet, all this is just 8-minutes' drive to some of the best beaches and protected sand dunes that Marbella has to offer at Cabopino; with its picturesque marina, lined with a wealth of renowned restaurants and bars. Equi-distance from the apartment is the more commercialised district of Elviria, with a choice of shops, supermarkets, banks, and some of the widest stretches of golden sands. With a dedicated underground parking space and a private storeroom, this is an excellent opportunity to purchase what is surely one of the best and most private apartments for sale in this area today. Viewing is highly recommended.



## Features:

Features	Orientation	Climate Control
Covered Terrace	East	Air Conditioning
Lift		Cold A/C
Private Terrace		Hot A/C
Storage Room		
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
Solarium		
WiFi		
Fiber Optic		
Views	Setting	Condition
Mountain	Close To Golf	Excellent
Garden	Urbanisation	
Pool	Close To Forest	
Forest		
Pool	Furniture	Kitchen
Communal	Not Furnished	Fully Fitted
Children`s Pool		
Garden	Security	Parking
Communal	Gated Complex	Underground
	24 Hour Security	Garage
	Alarm System	Private
	Entry Phone	
	Safe	
Utilities	Category	Energy Rating
Electricity	Resale	F
Drinkable Water		
<b>CO2 Emission Rating</b>		
E		