



## Duplex for sale in Nueva Andalucía, Marbella

535,000 €

Reference: R4967833 Bedrooms: 2 Bathrooms: 2 Build Size: 100m<sup>2</sup> Terrace: 20m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Rental License in place!

This charming two-bedroom duplex is ideally located just a short walk from La Plaza and the famous Puerto Banús. It combines modern style with a cozy feel, making it a great fit for individuals, couples, or small families looking for a place that suits a range of lifestyles.

Inside, you'll find an open-plan layout that brings together the living room, dining area, and kitchen, creating a welcoming space for relaxing or hanging out with friends. Large windows let in plenty of natural light and offer beautiful sea views from the balcony.

Upstairs, the two bedrooms provide a peaceful and private retreat. The master bedroom has a spacious layout with its own en-suite bathroom, while the second bedroom is flexible—ideal for guests, family, or a home office. The large terrace is a great spot to enjoy your morning coffee or unwind in the evening while watching the sunset over the Mediterranean.

Living in this popular community means you're just steps away from Puerto Banús, where you can enjoy great restaurants, shopping, and a lively atmosphere. It's the perfect spot to enjoy all that Costa del Sol has to offer while having a peaceful home to come back to.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Fitted Wardrobes

### Views

Mountain  
Panoramic  
Garden

### Pool

Communal  
Heated

### Garden

Communal  
Landscaped

### Category

Holiday Homes  
Luxury  
Resale  
Contemporary

### Orientation

South East

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Schools  
Town  
Close To Marina

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security

### Climate Control

Air Conditioning

### Condition

Excellent  
Recently Refurbished  
Recently Renovated

### Kitchen

Fully Fitted

### Parking

Private