



Penthouse Duplex in Nueva Andalucía

Price € 615,000

Bedrooms	2
Bathrooms	2
Build Size	95 m²
Terrace	50 m²
Plot Size	145 m²

SETTING

- ✓

Town
- ✓

Close To Port
- ✓

Close To Town
- ✓

Urbanisation
- ✓

Commercial Area
- ✓

Close To Shops
- ✓

Close To Schools
- ✓

Close To Golf
- ✓

Close To Sea
- ✓

Close To Marina

ORIENTATION

- ✓

East

CONDITION

- ✓

Excellent

POOL

- ✓

Communal

CLIMATE CONTROL

- ✓

Air Conditioning

VIEWS

- ✓

Mountain
- ✓

Garden
- ✓

Country
- ✓

Pool
- ✓

Panoramic
- ✓

Courtyard

FEATURES

- ✓

Covered Terrace
- ✓

Private Terrace
- ✓

Ensuite Bathroom
- ✓

Near Church
- ✓

Fitted Wardrobes
- ✓

Solarium
- ✓

Marble Flooring
- ✓

Fiber Optic
- ✓

Near Transport
- ✓

Storage Room
- ✓

Double Glazing

FURNITURE

- ✓

Fully Furnished

KITCHEN

- ✓

Fully Fitted

GARDEN

- ✓

Communal

SECURITY

- ✓ Gated Complex
- ✓ Entry Phone
- ✓ 24 Hour Security

PARKING

- ✓ Underground
 - ✓ Garage
 - ✓ Communal
 - ✓ Private
-

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.

[View Property Online](#)

GALLERY



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