

# Duplex in Marbella

Price € 1,275,000

|            |                    |
|------------|--------------------|
| Bedrooms   | 3                  |
| Bathrooms  | 2                  |
| Build Size | 178 m <sup>2</sup> |
| Terrace    | 77 m <sup>2</sup>  |
| Plot Size  | 255 m <sup>2</sup> |

## SETTING

- ✓ Close To Golf
- ✓ Close To Sea
- ✓ Close To Port
- ✓ Close To Town
- ✓ Close To Shops
- ✓ Close To Schools

## ORIENTATION

- ✓ East
- ✓ West

## CONDITION

- ✓ Excellent
- ✓ Recently Renovated

## POOL

- ✓ Communal

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Fireplace

## VIEWS

- ✓ Sea
- ✓ Garden
- ✓ Mountain
- ✓ Country

## FEATURES

- ✓ Covered Terrace
- ✓ Near Transport
- ✓ Lift
- ✓ Double Glazing
- ✓ Fitted Wardrobes

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal

## SECURITY

- ✓ Gated Complex
- ✓ Alarm System

## PARKING

- ✓ Underground
- ✓ Garage
- ✓ Private

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Discover this stunning duplex in the prestigious Birdie Club of Río Real, Marbella, where every day is filled with Mediterranean light and golden sunsets. Completely renovated in 2024 with top-quality materials, this home perfectly blends modern style, comfort, and the sought-after coastal lifestyle.

The main living area is bright and spacious, seamlessly connected to a fully equipped modern kitchen, creating an ideal space for entertaining or enjoying family time. The property features three generous bedrooms, two full bathrooms, and a guest toilet, all designed with elegance and practicality in mind.

A highlight of the home is its four private terraces, perfect for enjoying the sun throughout the day. The southwest-facing terrace offers breathtaking views of the Mediterranean Sea, while the north-facing terraces provide a peaceful setting with mountain views.

The duplex is sold fully furnished, with carefully selected décor that enhances its sophisticated and welcoming atmosphere.

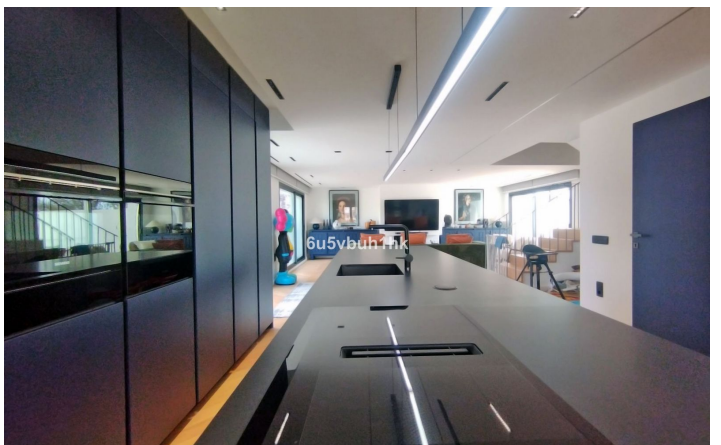
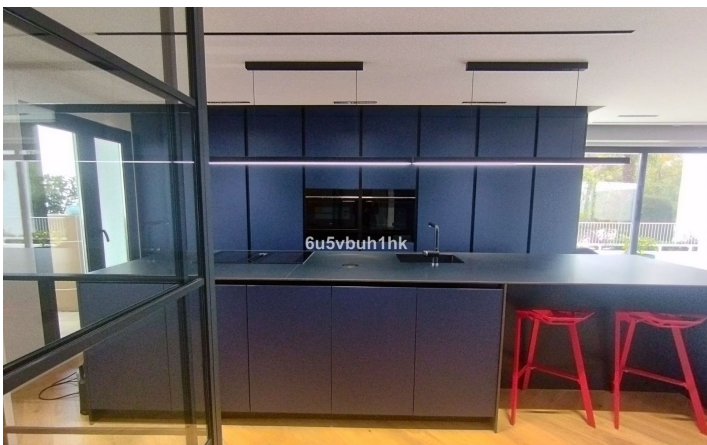
The location is unbeatable: only 700 meters from Playa de Río Real and the renowned Trocadero Arena, just a 2-minute drive away. Residents can enjoy a large communal swimming pool surrounded by beautifully maintained gardens and secure underground parking, providing convenience and peace of mind.

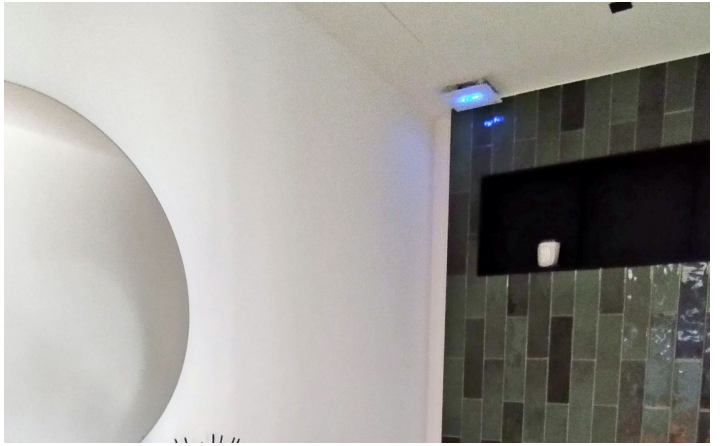
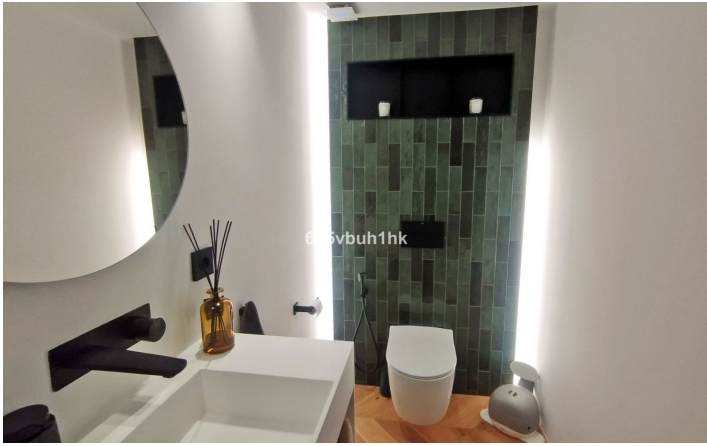
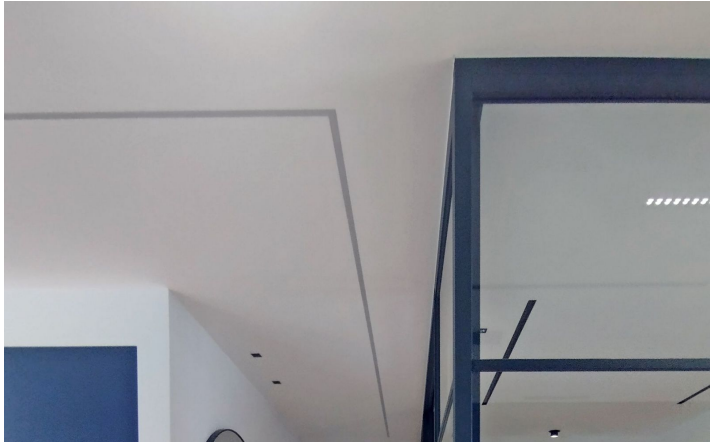
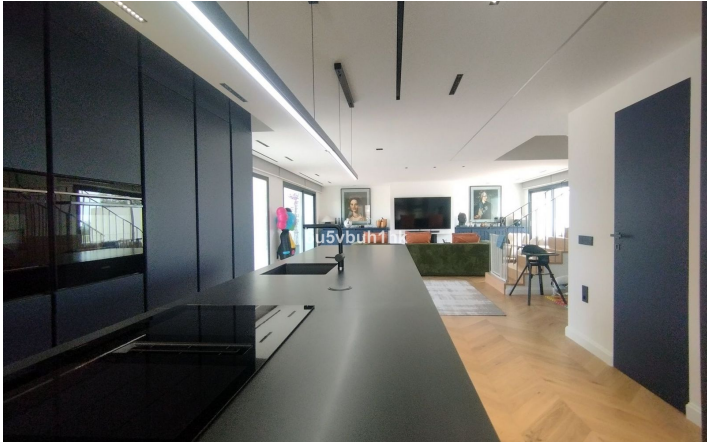
This duplex is more than a home – it's a Mediterranean lifestyle experience, combining sun, luxury, and tranquility in an exclusive setting.

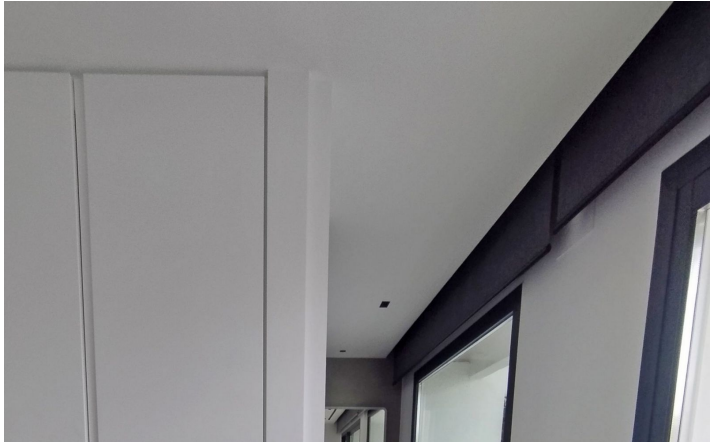
Don't wait – contact us for more information or to arrange a private viewing.

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# GALLERY







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