

€ 2,295,000

Ref: 03585

## Penthouse duplex for sale in Marbella

4 Bedrooms | 3 Bathrooms | 363 m<sup>2</sup> Interior | 439 m<sup>2</sup> Terraces | Garage Yes | Pool Yes |



### Property Description

This expansive duplex penthouse is located within the prestigious Los Arrayanes residential complex, in the peaceful and elevated Supermanzana JKL area of Nueva Andalucía. Spread across two thoughtfully designed floors, the property features four spacious bedrooms and three modern bathrooms, creating a layout that is as practical as it is stylish. The total built area measures approximately 363 square meters, complemented by expansive terraces offering 439 square meters for outdoor enjoyment. Built in 2007, this home seamlessly combines contemporary comfort with enduring architectural quality.

The main living area is arranged in an open-plan format, combining the lounge, dining space, and kitchen in a bright, cohesive setting that extends directly to the terrace. Thanks to its southeast orientation, the property benefits from abundant natural light throughout the day, enhancing both the indoor and outdoor areas. The kitchen is fully equipped and integrates smoothly into the living space, offering a clean, modern aesthetic with high-end appliances and functional storage solutions.

All four bedrooms are designed for maximum comfort and privacy, with en-suite bathrooms and built-in wardrobes. High-quality finishes include underfloor heating, electric blinds, double-glazed

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windows, and Scandinavian-style furnishings, contributing to a serene and modern atmosphere. A private plunge pool adds a luxury touch to the upper terrace, ideal for unwinding while taking in panoramic views of the Mediterranean Sea, surrounding mountains, and the lush, landscaped community gardens.

The property is part of a secure, gated development with 24-hour surveillance, elevator access, and beautifully maintained communal areas. Residents have access to two large shared swimming pools and benefit from a tranquil environment surrounded by greenery. Four private underground parking spaces are included with the property, providing secure and convenient access.

Nueva Andalucía's Supermanzana JKL area is known for its calm, residential feel, offering privacy while still being close to key amenities. Just a short drive away are Playa Puerto Banús and Playa Rio Verde, both offering wide sandy beaches, beach clubs such as Ocean Club Marbella and La Sala by the Sea, and a vibrant coastal atmosphere. For golf enthusiasts, the area is surrounded by some of the Costa del Sol's most renowned courses, including Las Brisas Golf, Los Naranjos Golf Club, and Aloha Golf Club—all within minutes of the property.

Families will appreciate proximity to well-regarded international schools like Aloha College and Laude San Pedro International College. Daily convenience is ensured with shopping options nearby, including El Corte Inglés, La Cañada Shopping Centre, and numerous specialty stores and boutiques in Puerto Banús. The area also offers a wide range of dining experiences, from casual cafés to fine dining restaurants like Breathe, Vovem Nueva Andalucía, and Magna Café.

Connectivity is another strong point, with quick access to the A-7 and AP-7 highways, allowing smooth travel to Málaga Airport and other coastal destinations. Public transportation options, including regular bus services, are also readily available in the area, adding flexibility for residents and visitors alike.

This penthouse at Los Arrayanes presents a rare opportunity to own a home that combines scenic views, modern convenience, and a sought-after location. Its balance of indoor comfort, private outdoor space, and access to a wide range of amenities makes it an excellent choice for full-time living, a second home, or a high-potential investment.

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