

# INTERMOBILIARIA



## Apartment in Nueva Andalucía – 3 bedrooms – 2 baths

|                 |                 |           |                        |       |                 |         |             |
|-----------------|-----------------|-----------|------------------------|-------|-----------------|---------|-------------|
| Bedrooms        | <b>3</b>        | Bathrooms | <b>2</b>               | Built | <b>172m2</b>    | Terrace | <b>68m2</b> |
| <b>R5074279</b> | <b>property</b> |           | <b>Nueva Andalucía</b> |       | <b>950.000€</b> |         |             |

Penthouse La Arabesque offers a sophisticated take on contemporary living in the secure and stylish enclave of Atalaya de Río Verde, one of Nueva Andalucía's most refined residential areas. This luxurious duplex penthouse for sale spans two spacious floors and presents a layout of three generous bedrooms and two sleek, modern bathrooms. With a built area of 172 square meters, it combines interior comfort with extensive outdoor living options, all designed to take full advantage of its privileged setting. Constructed with precision and a focus on high-end materials, this residence reflects both aesthetic harmony and practical elegance. The interior showcases a Scandinavian-inspired design ethos that is both calming and functional. The kitchen, outfitted with premium Siemens appliances, sits at the heart of the home, enabling effortless flow into the open-plan dining and living areas. Double-glazed windows and energy-efficient installations ensure the penthouse remains a peaceful and climate-conscious retreat. Outdoor areas are equally compelling. The terraces are designed to maximise enjoyment of the local climate and views from the top terraces are truly breathtaking. From multiple vantage points, residents can gaze over the manicured golf courses, a tranquil communal pool, and the dramatic backdrop of La Concha mountain. These terraces are ideal for everything from morning coffee to evening gatherings, merging natural beauty with daily life. Completed by a team of respected architects, the building places a high priority on privacy and community comfort. Residents benefit from access to a well-maintained swimming pool surrounded by lush landscaping, offering a serene space for relaxation or socialising without leaving the grounds. The location in Urbanización Río Verde offers a rare balance between tranquility and proximity to everyday amenities. This established area of Nueva Andalucía is known for its Mediterranean-style villas and green, walkable streets, providing a peaceful setting that remains just a short walk from the vibrant energy of Puerto Banús. Golden beaches and the famous Puerto

Banús marina are within walking distance, offering upscale shopping at boutiques like Louis Vuitton and Gucci, and dining at favourites such as La Sala by the Sea and Breathe Marbella. For active residents, the property enjoys close proximity to some of the Costa del Sol's premier golf destinations, including Los Naranjos, Las Brisas, and Aloha Golf. Tennis and paddle courts are also nearby, enhancing the lifestyle appeal for sports enthusiasts. Families are well catered to with top international schools such as Aloha College and Laude San Pedro just a short drive away, both renowned for their academic standards and international curriculums. Essential daily services are easily accessible, with supermarkets like Mercadona and Supercor located nearby, along with boutique grocers offering organic and specialty options. Culinary enthusiasts can enjoy everything from traditional Spanish meals at Casa Fernando to vibrant international cuisine at Mosh Fun Kitchen. Connectivity is straightforward. The A-7 motorway offers fast links to Marbella, Málaga, and the surrounding region, while local bus services and cycling-friendly routes add further convenience for daily travel. Importantly, Penthouse La Arabesque also stands out as an exceptional investment opportunity. Its highly desirable location, contemporary design, spacious layout, and outdoor entertaining areas make it perfectly suited for high-end rental purposes, whether for short-term holiday lets or long-term tenants seeking luxury coastal living. The turnkey nature of the home, combined with strong year-round demand in the area, ensures excellent rental yield potential. This property represents a rare chance to experience the best of indoor-outdoor living in a setting that combines elegance, convenience, and a strong community feel. Its thoughtful design, prime location near the coast, and vibrant surroundings make it ideal as both a full-time residence and an income-generating investment in one of Marbella's most prestigious enclaves.

Barbeque

Ensuite Bathroom

Barbeque

Fitted Wardrobes

Double Glazing