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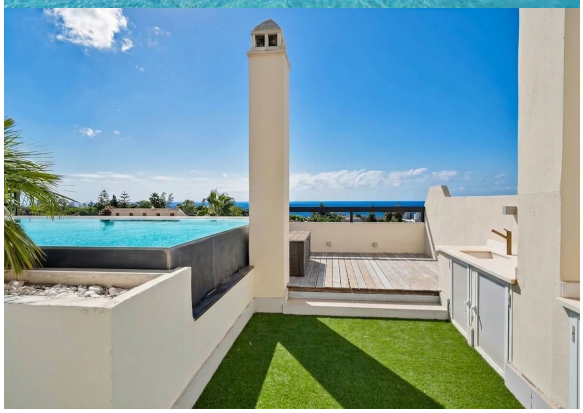

3 Bedrooms Penthouse Duplex in Marbella Center

Marbella Center

R5497786 – 1.990.000 €

3 | 3 | 363 m² | m²

Exceptional Duplex Penthouse with Private Infinity Pool and Panoramic Mediterranean Sea Views

Occupying the top floors of a gated residential community, this exceptional duplex penthouse offers a rare combination of generous proportions, panoramic Mediterranean views and outstanding potential for transformation. Originally comprising two separate duplex apartments that have been seamlessly joined, the property now offers an impressive 363.92 m2 of built space complemented by 185.65 m2 of terraces, creating an unusually spacious residence with multiple possibilities for modernisation and personalisation.

The property is particularly appealing to those looking to create a sophisticated, bespoke home while adding value through renovation. Its current asking price reflects its present condition, offering an attractive

opportunity to upgrade and reposition the property according to contemporary standards and individual taste. The existing layout already provides an excellent foundation, while several areas could be reconfigured to create a more refined and functional residence.

The main living level is centred around a spectacular double-height reception room, filled with natural light and enjoying direct access to the expansive terrace. Large sliding glass doors connect the interiors with the outdoor spaces, creating a seamless flow between the living room, dining area and terraces. The semi-open-plan kitchen features a generous central island, integrated breakfast bar and adjoining dining area, while a separate exterior service entrance provides direct access to the kitchen.
This level also includes a bedroom with en-suite bathroom; a laundry room and extensive outdoor areas designed for relaxed Mediterranean living. The laundry room could potentially be reconfigured to incorporate a guest bathroom, further enhancing the functionality of the main floor.

The upper level is dedicated to the more private accommodation. The principal bedroom enjoys impressive panoramic sea views and is currently connected to a second bedroom through a space incorporating a shower and Turkish bath. As part of a future renovation, the layout could be redesigned so that both bedrooms benefit from their own private en-suite bathrooms, creating a more elegant and contemporary bedroom configuration.

One of the property's most distinctive features is its private rooftop solarium with infinity pool, surrounded by generous terraces and offering spectacular panoramic views across the Mediterranean and towards the mountains. The rooftop also includes a barbecue/kitchen area, awning installations and a convenient shower room with toilet, allowing this level to function as a truly exceptional outdoor entertaining space. With the right design, it could become the defining feature of the residence, ideal for private gatherings, summer entertaining and enjoying the exceptional setting.
The property also presents the possibility of installing a private lift serving all levels, subject to the relevant technical and planning approvals. This would create a particularly convenient configuration, with private key access from the development directly connecting the main living area, principal bedroom and rooftop solarium. The existing second entrance could then be retained as a discreet service entrance, creating a highly practical separation between private and service access.

Despite its proximity to the motorway, the property's orientation and construction have been designed to prioritise the views and minimise the impact of external traffic noise. Double glazing and quality window systems provide additional acoustic insulation, while the principal living areas are oriented towards the panoramic Mediterranean outlook rather than the road.
Set within a secure gated community with video surveillance, residents also benefit from beautifully maintained communal gardens and two communal swimming pools, providing additional spaces for relaxation and leisure.
From virtually every level, the property benefits from far-reaching views of the Mediterranean Sea, with the combination of height, orientation and extensive glazing creating a particularly bright and open atmosphere.

A private enclosed garage with space for two cars is included in the price, adding further convenience and value to this substantial residence.

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The location is equally compelling. Situated just two minutes from Marbella town centre, the property offers immediate access to the city's restaurants, boutiques, beaches and everyday amenities, while the prestigious Marbella Golden Mile and Puerto Banús are both approximately five minutes away by car. This exceptional positioning combines the privacy of a secure residential setting with effortless access to the very best of Marbella's lifestyle.

With its impressive volume, double-height interiors, extensive terraces, private infinity pool, secure community and panoramic Mediterranean outlook, this is a property with considerable scope to become a truly distinctive luxury residence. Its existing proportions and layout provide an excellent canvas for a comprehensive renovation, whether the objective is to create an exceptional private home or undertake a sophisticated value-enhancement project.

Estimated costs payable by the purchaser: The purchase is subject to Property Transfer Tax (Impuesto de Transmisiones Patrimoniales – ITP) (Law 5/2021 on Transferred Taxes), with a general maximum rate of 7%. The taxable base shall be the higher of the declared purchase price and the cadastral reference value (Article 10 of the Consolidated Text of the ITP and AJD Law). Reduced rates may apply depending on the purchaser’s personal circumstances.The costs of the public deed and registration at the Land Registry are regulated by official tariff (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). The estimated range is between €500 and €2,000 for notarial fees and between €250 and €1,500 for Land Registry fees.Administrative services (gestoría), if voluntarily appointed (fees are not regulated): estimated between €300 and €500.The municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 of the Consolidated Text of the Local Finance Law).Total estimated cost for the purchase: 2.409.000€.This estimate is indicative and is provided in accordance with Article 20.1.c) of the Consolidated Text of the General Law ?for ?the ?Protection ?of ?Consumers and ?Users. The final amount ?will ?depend ?on ?the ?specific ?circumstances of ?the transaction and the purchaser.Estate ?agency ?fees ?are ?payable ?by ?the ?seller.

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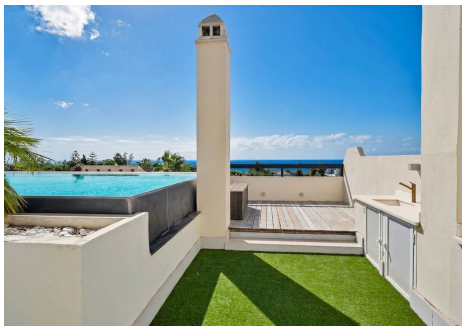

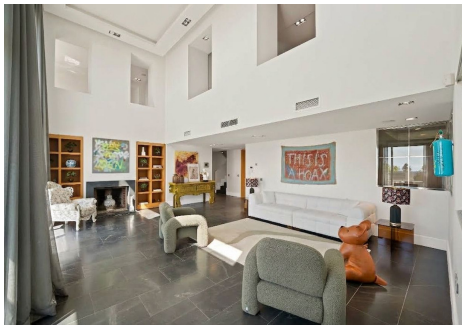

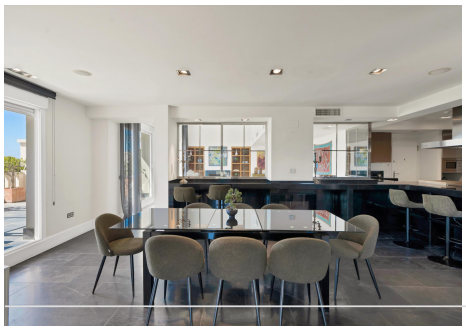

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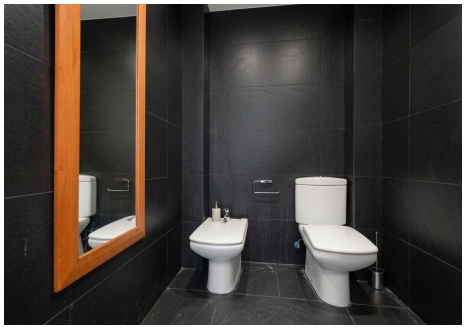

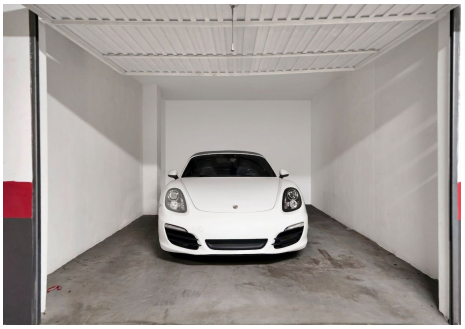

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