

# Duplex Penthouse in Nueva Andalucia - River Garden (Malaga), Spain

ID-3153606 - For Sale

725.000 €

Marbella / Penthouse



## Description

Located in the exclusive residential complex River Garden, in the heart of the Golf Valley of Nueva Andalucía, this duplex penthouse is spacious and in an unbeatable location. Surrounded by lush green areas, prestigious golf courses, and majestic villas, this property offers a perfect combination of comfort, exclusivity, and quality of life. The property boasts a total interior area of 195 m<sup>2</sup>, complemented by almost 60 m<sup>2</sup> of terraces, distributed over two levels. Upon entering the home, an elegant entrance hall leads to the various rooms. To the right, there is a practical guest toilet, while to the left, a spacious independent kitchen, fully equipped, offers a functional and bright space. The living-dining room, with its fireplace and large windows, is warm and welcoming, with direct access to a large southwest-facing covered terrace. This outdoor space is ideal for enjoying family gatherings or social events and includes a barbecue area perfect for outdoor entertaining. On the lower floor, the property features two spacious bedrooms that share a full bathroom, with built-in wardrobes and large windows that allow natural light to enter. The upper floor is entirely dedicated to the master suite, which is generously sized and stands out for its walk-in closet, en-suite bathroom, and access to a spectacular solarium terrace. From this terrace, you can enjoy stunning panoramic views of the golf course and partial sea views, adding incomparable value to the property. Among its outstanding features, this penthouse includes a security door, Air Zone air conditioning system, high ceilings, and large windows that enhance the sense of spaciousness and brightness in all its rooms. Additionally, the property includes two parking spaces in the underground garage and two storage rooms, providing ample storage space for added convenience. The River Garden residential complex has been designed to offer an exclusive lifestyle, combining Mediterranean architecture with modern touches. It features lush mature gardens, a large communal swimming pool, and 24-hour security with a video surveillance system and restricted access. Its privileged location on the front line of golf provides direct access to the Real Club de Golf Las Brisas, one of the most prestigious on the Costa del Sol. Furthermore, the area offers a wide range of services, including Marbella's best schools, fine dining restaurants, supermarkets, and shopping centers. Just five minutes by car from Puerto Banús, River Garden residents can enjoy its exclusive boutiques, vibrant nightlife, and beaches. Additionally, Marbella's city center is only ten minutes away, offering a perfect combination of tranquility and access to the city's main points of interest. This property is an ideal option both for families seeking a spacious and comfortable home in a prime location and for golf enthusiasts who wish to enjoy proximity to some of the best courses in Europe.

## Equipment

West orientation, 55 m<sup>2</sup> terrace, Private garage, 2 parking spaces, Communal garden, Communal

pool, Front line golf, Mountainside, Amenities near, Transport near, Air conditioning, Fireplace, Marble floors, Satellite TV, Storage room, Solarium, Security entrance, Double glazing, Video entrance, Dining room, Barbeque, Security service 24h, Guest toilet, Private terrace, Living room, Mountain view, Golf view, Home automation system, Dolby Stereo Surround system, Internet – Wi-Fi, Covered terrace, 24h Service, Fitted wardrobes, Gated community, Lift, Garden view, Doorman, Close to golf, Uncovered terrace, Glass Doors, Optional furniture, Excellent condition, Good condition, Close to shops, Surveillance cameras, Inside Golf Resort, Armored door, Partial sea views, Mature gardens, EV charging station

Beds	3
Baths	2
Living Area	250 m <sup>2</sup>
Parking	2

## Additional Features

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AC	Alarm system
Balcony	Chimney
Garden	Lift
Storeroom	Swimming Pool

## Image Gallery

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