



HM INVESTMENTS



info@hm-invest.com

+34 660 092 090

## Penthouse for sale in Nueva Andalucía, Marbella

535,000 €

Reference: R5194039   Bedrooms: 3   Bathrooms: 2   Build Size: 108m<sup>2</sup>   Terrace: 25m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Penthouse with Sea Views & Rental License – Nueva Andalucía, Marbella

This modern top-floor apartment in Jardines de Guadaiza, Nueva Andalucía offers the perfect blend of lifestyle and investment. With its south-west facing terrace, panoramic sea views, and turnkey finish, the property is fully move-in ready and comes with a valid rental license and proven rental income data—ideal for buyers seeking both a home and a secure return.

Located in Marbella's prestigious Golf Valley, the penthouse is just minutes from Puerto Banús, golden beaches, international schools, and Málaga Airport ✈. A rare opportunity for professionals, executives, or families relocating to the Costa del Sol who also value strong rental potential.

### Key Features

Top-floor penthouse with privacy and natural light

Spacious terrace with panoramic sunset & sea views

Rental license with income track record – turnkey investment

Contemporary interiors – fully furnished, move-in ready

Community rooftop pool & gym for wellness and leisure

Secure gated complex with landscaped gardens

Proximity to international schools, healthcare & transport links

### Lifestyle & Location

Prime Nueva Andalucía – Golf Valley address

Minutes to Puerto Banús, Marbella town & golden beaches

Thriving expat community, ideal for relocation

Year-round sunshine, Mediterranean light & outdoor living

This is a rare opportunity to secure a turnkey penthouse in Marbella's most desirable enclave. Contact us today to arrange a private viewing or request full relocation guidance.



## Features:

|   |                    |                        |
|---|--------------------|------------------------|
| <b>Features</b>                         | <b>Orientation</b> | <b>Climate Control</b> |
| Covered Terrace                         | West               | Air Conditioning       |
| Lift                                    | South West         | Pre Installed A/C      |
| Near Transport                          |                    | Hot A/C                |
| Private Terrace                         |                    |                        |
| Storage Room                            |                    |                        |
| Ensuite Bathroom                        |                    |                        |
| Double Glazing                          |                    |                        |
| Fitted Wardrobes                        |                    |                        |
| Solarium                                |                    |                        |
| WiFi                                    |                    |                        |
| Gym                                     |                    |                        |
| Utility Room                            |                    |                        |
| Bar                                     |                    |                        |
| Restaurant On Site                      |                    |                        |
| Fiber Optic                             |                    |                        |
| Access for people with reduced mobility |                    |                        |
| <b>Views</b>                            | <b>Setting</b>     | <b>Condition</b>       |
| Sea                                     | Close To Golf      | Excellent              |
| Mountain                                | Close To Port      |                        |
| Country                                 | Urbanisation       |                        |
| Garden                                  | Close To Sea       |                        |
| Courtyard                               | Close To Shops     |                        |
| Urban                                   | Close To Town      |                        |
| Street                                  | Close To Schools   |                        |
|   | Town               |                        |
|   | Village            |                        |
|   | Close To Marina    |                        |
| <b>Pool</b>                             | <b>Furniture</b>   | <b>Kitchen</b>         |
| Communal                                | Fully Furnished    | Fully Fitted           |
|   | Optional           |                        |
| <b>Garden</b>                           | <b>Security</b>    | <b>Parking</b>         |
| Communal                                | Gated Complex      | Underground            |
|   | Alarm System       | Garage                 |
|   | Entry Phone        | Private                |
|   | Safe               | Covered                |
|   |                    | Communal               |
| <b>Utilities</b>                        | <b>Category</b>    |                        |
| Electricity                             | Holiday Homes      |                        |
| Drinkable Water                         | Investment         |                        |
| Telephone                               | Golf               |                        |
|   | Luxury             |                        |
|   | Resale             |                        |
|   | Contemporary       |                        |



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