



## Exceptional 3-Bed Duplex with Private Garden and Panoramic Views

950.000 € # 644-00496P

🛁 3 Baths

🛏 3 Beds

🏠 204 m<sup>2</sup>

🏡 74 m<sup>2</sup>

📍 South

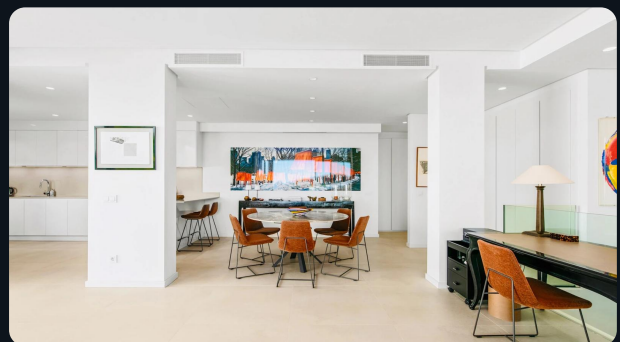
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## Key Highlights [View on website](#)

- Exceptional Space: 204m<sup>2</sup> total (164m<sup>2</sup> living area) + 74m<sup>2</sup> of terraces
- Stunning 400m<sup>2</sup> South-facing Garden with panoramic views of the Andalusian hills and the Sea
- Absolute Comfort: Peace, privacy, and functionality
- High-end Finishes: Independent climate control in every room, underfloor heating in bathrooms, high ceilings, guest toilet, oversized windows, ample storage, and more
- Premium Amenities: 2 underground parking spaces, storage room, elevator, gated and secure community with heated pool, gym, spa...

Located in the heart of the exclusive Marbella Club Hills estate, this 3-bedroom duplex garden apartment offers a rare lifestyle: the feeling of a private villa combined with the security and convenience of a luxury residence. Sold fully furnished, this property is ready for immediate move-in.

From the moment you enter, you will be captivated by the generous volumes (164m<sup>2</sup> of living space) and the abundance of natural light. The main level centers around a vast 74m<sup>2</sup> living area where the lounge, dining room, and modern kitchen blend perfectly. Large floor-to-ceiling windows flood the interior with light throughout the day while offering magnificent views of the surrounding hills and the Mediterranean.

The property also boasts a magnificent 400m<sup>2</sup> private-use garden bathed in sunshine, along with several terraces, covered and open, ideal for sunny mornings, alfresco lunches, summer evenings with family and friends, or simply enjoying in the fresh air.

The spacious master suite, located on this level, allows you to wake up to Sea views. It features large built-in wardrobes and direct access to the terrace and garden.

On the lower floor, two large bedrooms each feature extensive wardrobes and their own en-suite bathrooms, ensuring independence, privacy, and comfort for family or guests. Both rooms open onto a patio with garden access.

The technical specifications match the architectural standards: aerothermal energy, independent air conditioning per room, underfloor heating in bathrooms, mosquito screens, premium finishes, and excellent energy efficiency (B and C).

The property includes two underground parking spaces and a storage room, all accessible by elevator.

[Read more](#)



# Amenities




 Services

 Features

 Location

## Total Purchase Costs

Get a complete understanding of your property purchase costs. Our breakdown covers the property price and all associated fees.

 Property Price	950.000 €
 Property Transfer Tax (7%) 	66.500 €
 Lawyer Fees (1%) 	9.500 €

[Go to Mortgage Calculator](#)



















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