



## Penthouse for sale in Nueva Andalucía, Marbella

**1,290,000 €**Reference: R5293948   Bedrooms: 4   Bathrooms: 3   Build Size: 170m<sup>2</sup>   Terrace: 70m<sup>2</sup>



## Costa del Sol, Nueva Andalucía

This amazing duplex is set within the secure and well-established community of Aloha Gardens in Nueva Andalucía. Recently fully renovated to a high standard, the property combines contemporary design with a prime location in one of Marbella's most sought-after residential areas. The main floor is designed to enhance indoor-outdoor living and features an open-plan living and dining area with direct access to a spacious terrace, ideal for relaxing or entertaining. A modern kitchen, a full bathroom with a shower, and a well-proportioned bedroom on this level add flexibility and comfort, making it suitable for guests or single-level living if required. The upper floor is dedicated to the night area and offers three well-sized bedrooms. The primary suite benefits from generous wardrobe space, an en-suite bathroom, and access to a private terrace. The two additional bedrooms share a well-appointed bathroom, providing a practical and balanced layout for family living. From the upper level, a staircase leads to the rooftop solarium, offering a private outdoor retreat with excellent potential for leisure, open-air enjoyment, and a dedicated BBQ area ideal for entertaining. Residents of Aloha Gardens enjoy access to three communal swimming pools set within landscaped grounds. The property is ideally located close to renowned restaurants, boutique shops, tennis clubs, and some of the finest golf courses in Nueva Andalucía. This is a strong opportunity to acquire a fully renovated duplex penthouse in a highly regarded and central residential enclave. **Property Highlights** – Duplex penthouse, fully renovated – Four bedrooms: one on the main floor, three on the upper floor – Three full bathrooms – Open-plan living area with terrace access – Private rooftop solarium with BBQ area – Gated community with three communal swimming pools – Prime Nueva Andalucía location near golf, dining, and amenities.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	South	Air Conditioning
Near Transport		Cold A/C
Private Terrace		Hot A/C
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
Solarium		
Barbeque		
Restaurant On Site		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Garden	Close To Golf	Excellent
	Close To Port	Recently Refurbished
	Urbanisation	Recently Renovated
	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Schools	
	Close To Marina	
<b>Pool</b>	<b>Kitchen</b>	<b>Garden</b>
Communal	Fully Fitted	Communal
	Kitchen-Lounge	
<b>Security</b>	<b>Parking</b>	<b>Utilities</b>
Gated Complex	Underground	Electricity
		Drinkable Water
<b>Category</b>		
Reduced		
Holiday Homes		
Golf		
Resale		