



## Duplex for sale in Nueva Andalucía, Marbella

620.000 €

Referenz: R5117644 Schlafzimmer: 4 Badezimmer: 3 Garten: 221m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

A Place You'll Never Want to Leave – Duplex in Le Village, Nueva Andalucía Hidden among the peaceful, palm-lined streets of Nueva Andalucía lies a community unlike any other. Welcome to Le Village – a gated residential gem with just 52 privileged homeowners, nestled beside the iconic Aloha Golf Club. A place where life moves more gently, more beautifully. This 4-bedroom, 3.5-bathroom duplex is not just a home; it's an invitation to a better way of living. Surrounded by nature, elegance, and peace, every detail here is designed to make you feel grounded, relaxed, and truly at home. A Warm, Elegant Home Spread across three bright and airy levels, this southeast-facing duplex offers 251 m<sup>2</sup> of total space, including 30 m<sup>2</sup> of terraces. On the main floor, the spacious living room with fireplace opens onto your private garden and terrace – ideal for al fresco dining and sunset lounging. A modern open-plan kitchen flows into the living space, perfect for entertaining. A special highlight is the guest suite with its own entrance and en-suite bathroom – ideal for visitors or even independent use. A guest toilet completes this level. Upstairs, the master suite feels like a boutique retreat, with a custom walk-in wardrobe, spa-like bathroom with tub and shower, and a private terrace with tranquil views. Two additional bedrooms (one en-suite) provide space and light for family or guests. There's also a top-floor storage area, plus features like underfloor heating, air conditioning, Wi-Fi, and private parking – all included. A Community That Has It All Le Village is more than a home – it's a sanctuary. • Two outdoor swimming pools framed by lush gardens • A private clubhouse for birthdays, events, or gatherings • A heated indoor pool, gym, spa, and sauna • A tennis court for active mornings under the sun • Night-time security and gated access for peace of mind • A friendly, respectful neighborhood of like-minded residents Here, everyone looks out for one another. There's a true sense of belonging – rare, real, and incredibly comforting. The Location Located in Marbella's sought-after Golf Valley, you're steps from Aloha Golf, close to Aloha College, and just a 5-minute drive from Puerto Banús, beaches, shops, and top restaurants. Key Features • 4 bedrooms | 3.5 bathrooms • Guest suite with private entrance • Master suite with walk-in wardrobe and terrace • Private garden and terraces • Underfloor heating in bathrooms, air conditioning, Wi-Fi • Private parking and storage room • Two entrances, ideal for guests or rental • Exceptional gated community with full wellness amenities Falling in love already? We'd love to show you this beautiful duplex and share the story of Le Village with you. Reach out today – and come discover a place that's so special, you may never want to leave.





## Eigenschaften:

### Merkmale

Überdachte Terrasse

Private Terrasse

Lagerraum

Einstellungsschränke

Fitnessstudio

Sauna

Tennisplatz

Versorgungsraum

Grill

### Einstellung

In der Nähe des Hafens

In der Nähe von Geschäften

In der Nähe der Stadt

In der Nähe von Schulen

### Sicherheit

Alarmanlage

### Klimakontrolle

Kamin

Zentralheizung

### Pool

Gemeinschaft

### Ansichten

Garten

### Möbel

Voll eingerichtet