



## Ático Dúplex en venta en Nueva Andalucía, Marbella

1.350.000 €

Referencia: R5250160 Dormitorios: 4 Baños: 3 Construido: 170m<sup>2</sup> Terraza: 70m<sup>2</sup>





## Costa del Sol, 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 guest toilet, 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 and open-air enjoyment.

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 bathrooms including guest toilet
- Open-plan living area with terrace access
- Private rooftop solarium
- Gated community with three communal swimming pools
- Prime Nueva Andalucía location near golf, dining, and amenities.

Penthouse Duplex, Nueva Andalucía, Costa del Sol.

4 Bedrooms, 3 Bathrooms, Built 170 m<sup>2</sup>, Terrace 70 m<sup>2</sup>.

Setting : Commercial Area, Close To Schools, Urbanisation.

Orientation : South.

Condition : Excellent, Recently Renovated, Recently Refurbished.

Pool : Communal, Children's Pool.

Climate Control : Air Conditioning, Hot A/C, Cold A/C.

Views : Garden.

Features : Covered Terrace, Fitted Wardrobes, Private Terrace, WiFi, Storage Room, Utility Room, Ensuite Bathroom, Double Glazing, Near Church, Fiber Optic.

Furniture : Fully Furnished.

Kitchen : Fully Fitted.



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Garden : Communal.

Security : Gated Complex.

Parking : Underground, Garage, Covered, Private.

Category : Golf, Luxury, Resale.



## Características:

<b>Características</b>	<b>Orientación</b>	<b>Climatización</b>
Terraza Cubierta	Sur	Aire Acondicionado
Terraza Privada		A/A Frio
Trastero - Almacén		A/A Caliente
Baño En-Suite		
Doble acristalamiento		
Armarios Empotrados		
WiFi		
Lavadero		
Cerca de una Iglesia		
Fibra óptica		
<b>Vistas</b>	<b>Posición</b>	<b>Estado</b>
Vistas a Jardín	Área Comercial	Excelente estado de conservación
	Urbanización	Renovado Recientemente
	Cerca de Colegios	Reformado Recientemente
<b>Piscina</b>	<b>Muebles</b>	<b>Cocina</b>
Piscina Comunitaria	Completamente Amueblada	Cocina Equipada
Children`s Pool		
<b>Jardín</b>	<b>Seguridad</b>	<b>Aparcamiento</b>
Jardín Comunitario	Recinto Cerrado	Párking Subterráneo
		Garaje
		Párking Privado
		Párking Cubierto
<b>Categoría</b>		
Golf		
Lujo		
Reventa		