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NUEVA ANDALUCÍA

1 695 000 €

■■■■■■■■■ R5429704

■■■■■■■■ ■ Nueva Andalucía

3	129 m²	64 m²
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This duplex penthouse is located in Nueva Andalucía, Marbella, within the Aloha Hill Club gated community. Set on the sixth level and distributed across two floors, the property combines sea views, a generous 64 m² terrace and excellent condition, offering a refined residential setting close to golf, the beach and town amenities. The interior comprises 129 m² of built space with three bedrooms, each with its own en-suite bathroom, plus an additional guest toilet. The layout includes a fully fitted kitchen, wooden floors, fitted wardrobes and air conditioning, together with smart home system features and a wine cellar. Comfort is further enhanced by underfloor heating in the bathrooms and partial underfloor heating in the rest of the home, while double glazing and a lift add practicality to the property. The residence is presented in excellent condition. The outdoor areas are one of the main highlights, with a private terrace, uncovered areas and a solarium with barbecue space that make the most of the south-facing orientation and open views to the sea and communal gardens. The development offers a gated environment with 24-hour security, doorman, security entrance, video entrance, surveillance cameras, indoor and heated pools, spa, gym and communal ■garden ■areas. ■A ■private garage ■and ■one ■parking ■space ■are included, ■and ■the location ■provides ■convenient access ■to ■the ■beach, ■golf courses, town ■services ■and ■schools ■within ■Nueva ■Andalucía.

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