+34 604 489 646
info@luxury-realty.com
luxury-realty.com



NUEVA ANDALUCÍA

950 000 €

[redacted] R5527354

[redacted] Nueva Andalucía

3	2	241 m²	80 m²
[redacted]	[redacted]	[redacted]	[redacted]













■■■■■■■■

Situated in Aloha Gardens within Nueva Andalucía, presents a three-bedroom residence featuring private terraces and a rooftop solarium, all encompassed within a secure gated residential community. Constructed in 1991, this property represents a compelling opportunity to develop a modern residential space within one of Marbella's well-established neighborhoods. The residence is distributed across two levels, providing a functional floor plan with distinct zones for living and sleeping. The ground floor incorporates an open-plan living and dining space with seamless access to a private terrace, facilitating an integrated flow between interior and exterior environments. This level is completed by an independent kitchen and guest lavatory. The first floor accommodates three bedrooms. The master bedroom features a dedicated dressing room, an ensuite bathroom, and direct access to a private terrace. From this terrace, a staircase ascends to the rooftop solarium, offering an exclusive private outdoor retreat suitable for entertaining, leisure, or relaxation. Two additional bedrooms share a communal bathroom, presenting a convenient configuration for family occupants or visiting guests. This property benefits from its location within Aloha Gardens, a fortified residential enclave in Nueva Andalucía that includes three shared swimming pools. The property enjoys proximity to numerous restaurants, cafés, designer boutiques, tennis courts, and championship golf courses. Aloha Golf Club, Las Brisas Golf Club, and Los Naranjos Golf Club are all situated in the immediate vicinity. Nueva Andalucía constitutes an established residential locale positioned conveniently near Puerto Banús and Marbella, offering access to international educational institutions, recreational amenities, gastronomic establishments, retail centers, and coastal access. The area's strategic location ensures straightforward accessibility to Marbella's central district and the broader Costa del Sol region. Given its duplex structure, private terraces, and rooftop solarium, Casa ■Sabrina ■establishes ■an ■excellent platform ■for ■prospective ■renovation ■initiatives. ■The property's ■current ■configuration enables ■prospective ■proprietors to ■contemplate ■interior ■modernization ■while preserving the ■distinguishing ■characteristics ■that ■exemplify ■the ■penthouse.

■■■■■■■

■■■■■■■■■	R5527354	■■■■ ■■■■■■■■	■■■■■■■■■
■■■■■■■	■■■■■■■■	■■■■■	950 000 €
■■■■■■■■	3	■■■■■■■	2
■■■■■■■■	241 m²	■■■■■■■■	–
■■■■■■■■	80 m²	■■■■■■■■■	■■ ■■■■■■■■

■■■■■■■■■■■■■■■■

■■■■■■■■, ■■■■■■■■■■■■, ■■■■■■■■■■, ■■■■■■■■ ■■■■, ■■■■■■■■■■, ■■■■■■■■■

■■■■■■■ ■■■■■■■■■■■■■

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio Tembo, 23
29660 Marbella

■■■■■■■■■ ■■■■■■■■■■■■ ■■■■ ■■■■■■■■ ■■■■■■■■■ — ■■■■■■ ■■■■ ■■ ■■■■■■■■■■■■.