



# Ático en venta en Nueva Andalucía, Marbella West

1.290.000 €

Referencia: R5293948    Dormitorios: 4    Baños: 3    Construido: 170m<sup>2</sup>    Terraza: 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.



## Características:

### Características

Terraza  
Transporte cercano  
Terraza  
Baño privado  
Piso de mármol  
Doble acristalamiento  
Armarios ajustados  
Solárium  
Barbacoa  
Restaurante en el sitio

### Vistas

Jardín

### Piscina

Comunal

### Seguridad

Complejo cerrado

### Categoría

Reducido  
Casas de vacaciones  
Golf  
Reventa

### Orientación

Sur

### Posición

Cerca del golf  
Cerca del puerto  
Urbanización  
Cerca del mar  
Cerca de las tiendas  
Cerca de la ciudad  
Cerca de las escuelas  
Cerca de Marina

### Cocina

Cocina Equipada  
Ciclo de cocina

### Aparcamiento

Párking Subterráneo

### Climatización

Aire acondicionado  
Fría de aire acondicionado  
A/C caliente

### Estado

Excelente  
Renovado Recientemente  
Reformado Recientemente

### Jardin

Comunal

### Servicios Públicos

Electricidad  
Agua potable