

## Duplex Penthouse for sale in Nueva Andalucía, Costa del Sol

3 Bedrooms | 4 Bathrooms | 143 m<sup>2</sup> Interior | 30 m<sup>2</sup> Terraces | Garage Yes | Garden Yes | Pool Yes  
€ 772 IBI | € 190 Rubish tax | € 2,820 Community fees



### Property Description

#### MARBELLA, NUEVA ANDALUCIA

Ideal for refurbishment or renovation project, a 4th bedroom can be added.

A unique opportunity to own a wonderful home near Puerto Banus, Aloha College and The Aloha Golf Course,

Spacious triplex apartment for sale with partial sea views, ideally located in the heart of Nueva Andalucía. Set just steps from the prestigious Aloha Golf Club and within walking distance of renowned schools, this fully gated community offers excellent privacy along with two large communal swimming pools. This information is presumably correct but not guaranteed. The price of sale status can be modified without prior notice.  
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Boasting a desirable southwest orientation, the property is bright, airy, and generously sized—an ideal option whether you’re seeking a second home or a permanent residence. Distributed over three levels, the apartment combines comfort, space, and versatility.

**MARBELLA LIVING**

— Estate Agents —

€ 655,000

The ground floor features an american style kitchen seamlessly connected to the living area. There is also the possibility to convert the existing kitchen space into an additional bedroom or a dedicated dining room, offering excellent flexibility to adapt the layout to your needs. A guest toilet is conveniently located on this level.

Ref: R5241973

The first floor consists of two comfortable bedrooms, one of them with a private bathroom while the other bedroom has access to a family bathroom,

The top floor is dedicated to the master suite with its own en-suite bathroom, ensuring maximum privacy. Each bedroom benefits from access to a private terrace or balcony, allowing abundant natural light and inviting outdoor spaces.

With its spacious layout, adaptable design, and enviable location in one of the area’s most sought-after residential complexes, this property represents an exceptional opportunity to embrace the Marbella lifestyle or secure a high-potential investment in Nueva Andalucía.

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