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Penthouse Duplex in Nueva Andalucía

Bedrooms	3	Bathrooms	3	Built	148m2	Terrace	64m2

R5543572 **Penthouse Duplex** **Nueva Andalucía** **1.649.500€**

This 3-bedroom duplex penthouse for sale in Aloha Hill Club, Nueva Andalucia, offers a combination of spacious interiors, generous outdoor areas and access to an exceptional range of resort-style facilities. Set within one of the area's most established gated communities, the property is an attractive choice for buyers seeking a comfortable home in Marbella's renowned Golf Valley, whether as a permanent residence, a second home or an investment. Aloha Hill Club is a prestigious residential development in Nueva Andalucia, known for its tropical landscaped gardens, cascading waterfalls, decorative fountains and large swimming pools. The beautifully maintained grounds create a peaceful atmosphere, while the extensive on-site facilities offer residents a lifestyle that goes beyond that of a typical residential community. These include a fully equipped gym, sauna, indoor heated swimming pool, tennis and padel courts, a putting green, pool bars and a restaurant. The development also benefits from 24-hour security, underground parking and a five-star concierge service, providing convenience and peace of mind. The penthouse is distributed over two levels and features a bright open-plan layout on the entrance floor. The living and dining area flows into the adjacent kitchen, creating a welcoming space for everyday living and entertaining. Direct access leads to a terrace with a built-in barbecue, offering an ideal setting for outdoor dining and enjoying the Mediterranean climate. A particularly distinctive feature of the property is the additional enclosed room of approximately 85 m², located

directly on the terrace. This generous space offers considerable versatility and could potentially be adapted for use as an additional bedroom, gym, leisure area or multipurpose room, depending on the new owner's requirements and any necessary permissions. In the photo gallery, you will find some visualisations illustrating the potential possibilities for this space. The entrance level also includes a bedroom with an en-suite bathroom, providing convenient accommodation for family members or guests, together with a separate guest toilet. Upstairs, the master bedroom features an en-suite bathroom and access to a private terrace, creating a comfortable and private retreat. A further guest bedroom, also with its own en-suite bathroom, completes the accommodation on this floor. One private parking space in the underground garage and one storage room are included in the selling price, adding further practicality to the property. The location of Aloha Hill Club is particularly appealing for those looking to enjoy the lifestyle of Nueva Andalucia. The development is surrounded by renowned golf courses, including Aloha Golf, Los Naranjos Golf and Las Brisas Golf, while a wide selection of restaurants, cafés, supermarkets and other amenities can be found nearby. Puerto Banus, with its marina, beaches, boutiques and dining options, is just a short drive away, as are San Pedro Alcantara and Marbella town centre. With its three-bedroom layout, generous terraces, substantial additional room and access to outstanding communal facilities, this duplex penthouse presents an appealing opportunity to purchase a property in Aloha Hill Club, Nueva Andalucia. The combination of a tranquil garden setting, ?extensive ?leisure ?facilities ?and ?proximity to golf ?courses ?and the coast makes it ?an excellent ?option for ?buyers ?seeking a home with ?both ?comfort ?and ?lifestyle ?appeal ?in ?Marbella.

Barbeque	Barbeque	Covered Terrace
Fitted Wardrobes	Gym	Lift
Private Terrace	Sauna	Storage Room