



# Penthouse Duplex in Nueva Andalucía

Price € 895,000

Bedrooms 3

Bathrooms 2

Build Size 159 m<sup>2</sup>

Plot Size 159 m<sup>2</sup>

## SETTING

- ✓ Close To Port
- ✓ Close To Schools
- ✓ Close To Shops
- ✓ Urbanisation
- ✓ Close To Town

## ORIENTATION

- ✓ South
- ✓ South West

## CONDITION

- ✓ Recently Renovated

## POOL

- ✓ Communal

## CLIMATE CONTROL

- ✓ Air Conditioning

## VIEWS

- ✓ Sea
- ✓ Panoramic
- ✓ Mountain
- ✓ Garden
- ✓ Country
- ✓ Street

## FEATURES

- ✓ Covered Terrace
- ✓ Solarium
- ✓ Fitted Wardrobes
- ✓ Ensuite Bathroom
- ✓ Private Terrace
- ✓ Barbeque

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal

## SECURITY

- ✓ Gated Complex

## PARKING

- ✓ Underground
- ✓ Garage
- ✓ Private

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## ALOHA ROYAL

Three levels of terraces, sea views, open views towards La Concha and an exceptionally bright interior give this duplex apartment in Aloha Royal that unmistakable Marbella feeling from the very first moment.

A home where indoor and outdoor living flow naturally together, while each terrace creates its own atmosphere , from slow mornings in the sun to long evenings on the private solarium overlooking Marbella and the Mediterranean.

Located in the heart of Nueva Andalucía, surrounded by golf courses and greenery, the apartment combines privacy, natural light and a relaxed residential atmosphere just minutes away from Puerto Banús and the coast.

Large windows fill the living spaces with light throughout the day, creating an open and welcoming feeling across the apartment. The different outdoor areas make outdoor living feel like a natural extension of the home.

The master suite features a spacious dressing area and its own private terrace, adding an extra sense of calm and privacy. The apartment was renovated several years ago and is offered fully furnished.

Aloha Royal remains one of those residential communities appreciated for its peaceful atmosphere while still being perfectly connected to Nueva Andalucía's lifestyle. Golf clubs, restaurants, sports clubs, beaches and Puerto Banús are all within minutes, while the community itself maintains a quiet and private character.

A bright property with beautiful outdoor spaces, a natural indoor-outdoor flow and plenty of potential to become a perfect permanent home, holiday apartment or investment in Marbella.

### Selling points

Duplex apartment with 3 bedrooms

Three levels of terraces, private solarium

Sea views, open views towards La Concha

Master suite with spacious dressing area, private terrace

Exceptional natural light throughout

Peaceful gated community with pools, gardens

Prime location in Nueva Andalucía

Minutes from golf courses, Puerto Banús, the beach

Private parking included

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# GALLERY







Vivi Real Estate | Calle Almendralejo de Jarales 5 Mijas Costa, 29640

Tel: +34 672 816 975

Email: [sales@vivi-realestate.com](mailto:sales@vivi-realestate.com) | Web: [www.vivi-realestate.com](http://www.vivi-realestate.com)