



# Penthouse Duplex in Nueva Andalucía

Price **€ 3,250,000**

|            |        |
|------------|--------|
| Bedrooms   | 5      |
| Bathrooms  | 4.5    |
| Build Size | 361 m² |
| Terrace    | 130 m² |
| Plot Size  | 491 m² |

## SETTING

- ✓ Frontline Golf
- ✓ Close To Port
- ✓ Close To Schools
- ✓ Town
- ✓ Close To Shops
- ✓ Close To Marina
- ✓ Close To Golf
- ✓ Close To Sea
- ✓ Urbanisation

## ORIENTATION

- ✓ South
- ✓ South West

## CONDITION

- ✓ Excellent
- ✓ Recently Renovated

## POOL

- ✓ Communal
- ✓ Indoor
- ✓ Heated

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Central Heating
- ✓ Hot A/C
- ✓ U/F Heating
- ✓ Cold A/C
- ✓ U/F/H Bathrooms

## VIEWS

- ✓ Sea
- ✓ Country
- ✓ Forest
- ✓ Mountain
- ✓ Panoramic
- ✓ Golf
- ✓ Pool

## FEATURES

- ✓ Covered Terrace
- ✓ Near Transport
- ✓ Satellite TV
- ✓ Sauna
- ✓ Storage Room
- ✓ Access for people with reduced mobility
- ✓ Double Glazing
- ✓ Fiber Optic
- ✓ Lift
- ✓ Private Terrace
- ✓ WiFi
- ✓ Paddle Tennis
- ✓ Utility Room
- ✓ Marble Flooring
- ✓ Domotics
- ✓ Fitted Wardrobes
- ✓ Solarium
- ✓ Gym
- ✓ Tennis Court
- ✓ Ensuite Bathroom
- ✓ Barbeque
- ✓ 24 Hour Reception

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal
- ✓ Private
- ✓ Landscaped

## SECURITY

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Entry Phone
- ✓ Alarm System
- ✓ 24 Hour Security
- ✓ Safe

## PARKING

- ✓ Underground
- ✓ Garage
- ✓ Covered
- ✓ Private

## UTILITIES

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Photovoltaic solar panels
- ✓ Solar water heating

## CATEGORY

- ✓ Golf
- ✓ Luxury
- ✓ Resale
- ✓ Contemporary

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## ALOHA PARK — EXCEPTIONAL CORNER DUPLEX PENTHOUSE WITH PANORAMIC SEA & GOLF VALLEY VIEWS

5 Bedrooms | 4.5 Bathrooms | 302 m² Interior | 104 m² Terraces

Set within the prestigious and exceptionally private Aloha Park, this remarkable corner duplex penthouse represents a rare opportunity to acquire one of the development's most privileged residences.

Positioned high above Nueva Andalucía's Golf Valley, the property enjoys extraordinary panoramic views extending across Aloha Golf and the surrounding valley, over the Mediterranean coastline towards Gibraltar and Africa, while the elevated corner position also opens to spectacular 360-degree views towards La Concha and the mountains behind. The combination of sea, golf, mountain and coastal vistas is exceptionally difficult to replicate.

Aloha Park itself is a fully gated, low-density private estate with 24-hour manned security, controlled access and continuous CCTV. Residents enjoy an impressive collection of resort-style facilities, including expansive lagoon swimming pools set within mature subtropical gardens, a heated indoor pool, spa, sauna and jacuzzi, a fully equipped private gym, and padel and tennis courts. The result is an environment that combines privacy, security and an exceptional quality of life with the convenience of being minutes from Puerto Banús and Marbella.

### A RARE CORNER DUPLEX

Unlike a conventional apartment, this exceptional residence occupies two full levels, creating a sense of scale, privacy and separation rarely found in a Marbella penthouse.

The south-west orientation and corner position allow natural light to flow throughout the home while maximising the extraordinary outlook. Multiple terraces create a seamless connection between the interiors and the surrounding landscape, with different spaces designed for morning coffee, shaded daytime living, alfresco dining and sunset entertaining.

The main living areas are elegant and understated, with polished marble flooring, tray ceilings and full-height sliding glass doors opening onto the terraces and the views beyond. The architecture allows the Mediterranean light and spectacular setting to become the defining features of the home.

## A PRIVATE RESORT IN THE GOLF VALLEY

Residents of Aloha Park have access to an exceptional range of private facilities within the gated estate.

Expansive lagoon-style outdoor swimming pools

Heated indoor swimming pool

Private spa, sauna and jacuzzi

Fully equipped residents' gym with strength and cardio equipment

Padel and tennis courts

Extensive mature subtropical gardens

24-hour manned security

Controlled entrance and strict visitor access

24-hour CCTV surveillance

Underground parking

The community's low density, generous spacing between buildings and mature landscaping give Aloha Park a particularly private and established atmosphere, while its position in the heart of Nueva Andalucía places the area's best golf, dining, beaches and marina lifestyle within easy reach.

## DESIGNED FOR OUTDOOR LIVING

With 104 m<sup>2</sup> of terraces, the property offers an exceptional amount of private outdoor space.

The principal covered terrace features classic Andalusian arches and incorporates a built-in outdoor kitchen and barbecue, creating an ideal setting for relaxed entertaining. Above, the open sun terrace captures the changing colours of the Mediterranean and the Golf Valley as the sun moves towards the west.

Whether enjoying breakfast overlooking the golf course, entertaining friends against a panoramic coastal backdrop or watching the sun set towards Gibraltar and Africa, the terraces make the exceptional setting part of everyday life.

## EXTENSIVELY UPGRADED

The penthouse has undergone an extensive programme of improvements, creating a sophisticated and immediately enjoyable residence.

The kitchen and living areas have been opened up and complemented by a new kitchen with Miele appliances. A temperature-controlled 300-bottle wine cellar has been incorporated, while all external windows and doors have been replaced with high-quality narrow-frame systems and insulated glazing.

Three bathrooms have been refurbished, with new sanitary ware throughout. Further upgrades include new internal doors, renewed lighting and electrical installations, painted wardrobe doors and frames, and an infrared sauna within the principal bathroom.

The property also benefits from a built-in terrace barbecue and an integrated stereo system with speakers both inside and outdoors.

## FIVE BEDROOMS • FOUR AND A HALF BATHROOMS • TWO LEVELS

The generous accommodation comprises five bedrooms and four-and-a-half bathrooms, distributed across two floors.

The property combines the scale of a substantial private residence with the convenience and security of a managed luxury community. Features include underfloor heating throughout, hot and cold air conditioning, marble flooring, fireplace, double-glazed aluminium windows, fitted kitchen with breakfast area, private storage and underground

garage parking.

#### THE LOCATION

From this privileged position in Nueva Andalucía's Golf Valley, Aloha Golf Club and Real Club de Golf Las Brisas are approximately two minutes away, while Puerto Banús, its marina, restaurants and boutiques are around five minutes by car.

Centro Plaza and the Saturday market are approximately six minutes away, the beaches of the Golden Mile around seven minutes, Marbella Old Town around ten minutes, and Málaga-Costa del Sol Airport approximately 45 minutes.

#### AN EXCEPTIONAL MARBELLA RESIDENCE

Properties offering this combination of scale, privacy, security, resort facilities and genuinely panoramic views are exceptionally rare.

This corner duplex penthouse is not simply a property with a sea view. Its elevated position creates a 360-degree visual experience, encompassing the Golf Valley and Mediterranean to the front, the distant coastline towards Gibraltar and Africa, and the dramatic presence of La Concha to the rear.

Combined with its extensive terraces, five-bedroom configuration, comprehensive upgrades and access to the outstanding private facilities of Aloha Park, it represents a particularly special opportunity for those seeking a refined Marbella residence in one of Nueva Andalucía's most established and private communities.

A rare corner penthouse. An exceptional setting. And views that define the experience.

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GALLERY







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