



# Penthouse Duplex for sale in Nueva Andalucía, Marbella

560 000 €

Référence: R5155711    Chambres: 2    Bain: 3    Construite: 128m<sup>2</sup>    Terrasse: 32m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Fantastic Investment Opportunity in Prime Golf Valley Location, Señorío de Aloha.

This 2-bedroom duplex penthouse is ideally situated in the heart of Nueva Andalucía's Golf Valley, just a short walk to Centro Plaza with its vibrant selection of shops, restaurants, and supermarket. Puerto Banús is also within easy walking distance.

The penthouse comes with three spacious terraces.

Located on the 5th floor of the sought-after Señorío de Aloha complex, the property boasts panoramic sea and coastal views from its east- and south-facing terraces.

Layout:

Living area 96 sqm

**Main Floor:** Bright living and dining area, fully equipped kitchen with separate laundry room, guest bedroom, and bathroom. Direct access to a spacious terrace with stunning views.

**Upper Floor:** Master bedroom with en-suite bathroom and private southwest-facing terrace enjoying afternoon and evening sun.

Extras:

Garage space and storage room included.

Tourist license in place.

Excellent rental history with high returns.

Generates nearly €10,000/month in high season.

The community offers 3 swimming pools and a paddle court.

Whether you're looking for a perfect holiday home or a high-yield investment, this is a rare opportunity in one of Marbella's best locations.



## Spécification:

### Caractéristiques

Terrasse couverte  
Ascenseur  
Près du transport  
Terrasse privée  
Salle de stockage  
Salle de bain attenante  
Wifi  
Barbecue

Sous-sol

### Vues

Mer  
Montagne  
Panoramique  
Jardin  
Piscine  
Golf  
Port  
Rue

### Piscine

Communautaire  
Sécurité  
Complexe fermé

### Orientation

Sud-Est

### Paramètre

Près du golf  
Près du port  
Près de la mer  
Proche des magasins  
Près de la ville  
Près des écoles

### Meubles

Entièrement meublé  
Parking  
Private

### Climatisation

Climatisation  
Cheminée  
Chauffage U / F  
Salles de bain U / F / H

### Condition

Bien  
Excellent  
Récemment rénové

### Cuisine

Partiellement ajusté  
Catégorie  
Luxe