



**New modern apartments in a 5-star boutique resort for sale in Marbella with stunning sea views**

Marbella Area

🏠 Apartment - 🏠 Built 103 to 107 m<sup>2</sup> 🏠 Terrace 59 to 179 m<sup>2</sup> 🛏 3 🚿 2 # Ref. 138418-P

🏠 1.150.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.

## Modern flats with stunning sea views for sale in Marbella East

### PROPERTY HIGHLIGHTS

- Quiet hillside location with stunning sea, golf and mountain views
- 5 to 10 minutes from the beach and the city of Marbella
- **5-star boutique residential concept**
- **Certified passive building**
- Possibility of personalisation
- Spacious living areas and terraces
- Penthouses with private pool.

### THE LOCATION

In a **prestigious residential enclave**, surrounded by beautiful nature, in the hills just east of Marbella centre. Due to its elevated position, the urbanisation offers **beautiful views over Marbella, the Mediterranean Sea and the Andalusian coastline towards Gibraltar, as far as the eye can see.**

The enclave has many green and wooded areas with footpaths so you can fully enjoy the surrounding nature and beautiful sea views.

Several prominent golf courses are just a short drive away.

A 5-minute drive will take you to the beautiful beaches and protected dunes of the area - which is considered one of the best and most attractive beaches in Marbella.

**All amenities**, La Cañada shopping centre and the large Costa del Sol hospital, **are within a 5 to 10 km radius of the complex.** Marbella city is only 10 minutes away by car.

### THE COMPLEX

Designed under an elegant, modern residential architecture

High quality standards

2 communal swimming pools and gardens

**500m2 of first-class sports and wellness facilities consisting of an indoor training centre of the latest generation, a heated indoor swimming pool, showers, sauna and Turkish bath**

### PASSIVE BUILDING

Passive house certification guarantees you sustainability and efficient housing all year round

### The advantages of a passive house:

Healthier housing

The air is completely and permanently renewed throughout the flat by silent mechanical ventilation

**Constant temperature**

Indoor temperature between 20 and 25 degrees throughout the year

**Clean, dust-free air**

The air is filtered and is free of dust, pollen, bacteria and viruses, even with open windows

**Thermal housing**

There is no draught. There is always the same temperature, even the walls

**Sound insulation**

It promotes sound insulation. You will not hear any noise from outside.

**Added value of your home**

It obviously gives your home an added value

**You will feel better rested**

Thanks to the silence, air purity and constant temperature

**UV light reduction**

The design of the houses reduces UV light

**Save money**

With a passive house you save drastically on your electricity bill (is reduced to a ¼)

## THE APARTMENTS

The **passive building project** consists of apartments with 2 or 3 bedrooms, garden flats and penthouses on one level

The **open plan layout** creates **spacious and airy living spaces** complemented by **spacious, south-west facing, semi-covered terraces with glass balustrades for unobstructed views**

Garden apartments have a private garden from 48m<sup>2</sup> to 120m<sup>2</sup>

Some of them with a private pool!

### In figures: (Available units)

Built-up area: 122m<sup>2</sup> - 127m<sup>2</sup>

Interior built surface area: 103m<sup>2</sup> - 107m<sup>2</sup>

Terrace surface area: 59m<sup>2</sup> - 179m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Prices: €1.150.000 - €1.350.000

*Prices and availability are subject to change. They may vary quickly, so please contact us for the most up-to-date information.*

Other features

Fully equipped kitchen with cooking island and pantry

Possibility of personalisation: choice of various materials at no extra cost

Possibility to place a Jacuzzi on the terrace

Possibility to install a mirror with LED lighting in the bathrooms

Fitted wardrobes in all bedrooms

Ceramic tile floors from Porcelanosa

Underfloor heating (partial)

Bathrooms by Villeroy and Boch, Noken and Porcelanosa

Home automation: controllable with your smartphone  
Colour video intercom with wifi and remote control  
Air conditioning  
Shutters  
Alarm systems (optional)  
Electronic door opening (optional)  
Pre-installation of electric charging point for the car  
Garage and storage

Completed.

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***You don't pay a penny more than at the project developer, but you do benefit from our market knowledge and Top-Service!***



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