



**New ready to move in modern design apartment for sale, on the golf course between Marbella and Estepona**

Marbella Area

🏠 Apartment - 🏡 Built 122 m<sup>2</sup> 🏡 Terrace 54 m<sup>2</sup> 🛏 3 🚿 2 🏠 Ref. 151974

💰 570.000 €

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 design corner apartment for sale, adjacent to the golf course in Marbella - Estepona

Resale of a modern and move in ready 3-bedroom corner apartment in phase III of this beautiful complex.

### HIGHLIGHTS

- Design apartments on an estate of more than 9 hectares adjoining the golf course.
- The complex is characterised by its low building density, large open spaces with gardens, magnificent swimming pools and sports facilities.
- Bright apartments with a spacious open plan living space.
- Sliding floor to ceiling windows and very spacious half-open overhanging floating terraces and recessed window profile for the perfect outdoor living feeling.

### THE LOCATION

- The complex is in the golden triangle of the municipalities of Marbella, Benahavis and Estepona.
- Within walking distance of the adjoining golf course and clubhouse, a large Mercadona supermarket and an international school.
- Only 5 minutes' drive from San Pedro and Puerto Banus.

### THE COMPLEX

- Design apartments in a gated and secured community of more than 9 hectares adjacent to the golf course.
- Recently built trendsetting project.
- The complex is characterized by the low building density, large open spaces with gardens, beautiful swimming pools, sports facilities, footpaths and a playground.
- The complex consists of 3 stand-alone phases. Each phase is fenced and has its own gardens and swimming pool.

### Phase III

- The highest located phase on a site of 9.000m2 with 5 residential blocks and 46 apartments.
- Large heated outdoor pool.

### THE APARTMENT

- **Bright apartment with a spacious open plan living space.**
- **3 bedrooms.**
- **First floor.**
- **Southwest orientated**
- **Corner apartment with a large terrace of 54m2**
- **Views of the beautiful gardens, the pool, the surrounding greenery, the mountains, and the golf course.**
- **Reduced in price - €650.000**

## **Main characteristics:**

- Light aluminium sliding windows from floor to ceiling and very spacious semi-open terraces.
- Recessed window profiles for a seamless transition between inside and outside.
- This gives the sliding windows a completely open corner in the corner apartments.
- Overhanging floating terrace.
- Porcelain tiled floor both in the living areas and on the terrace.
- Edgeless glass balustrades.
- Indirect LED lighting on the terrace.
- Design bathrooms and kitchen.
- Open plan kitchen from Porcelanosa.
- Kitchen island with KRION worktop.
- Ceiling hood.
- Airzone Smart Thermostats.
- LED lighting in the bathrooms.
- Hanging toilet with hidden cistern.
- KRION sink.
- Rain shower.
- Light switches in white glass.
- Built-in wardrobes.

## **Other features:**

- Underfloor heating with heat pump.
- Air conditioning for cooling and heating.
- Pre-installation home automation.
- 2 garage spaces and 1 storage room.

For a viewing, please contact us.

*N.B. The first 9 pictures are to illustrate the project.*

**We have several re-sales available in this complex, please contact us.**





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