



**Luxury apartment for sale near the beach in a prestigious complex, just east of the centre of Marbella**

Marbella Area

🏠 Apartment - 🏠 Built 151 m<sup>2</sup> 🏠 Terrace 80 m<sup>2</sup> 🛏 3 🚿 3 # Ref. 152177

🏠 759.290 €

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.

## Luxury beachside apartment for sale in the prestigious urbanisation of Bahia de Marbella

### PROPERTY HIGHLIGHTS

- Walking distance to the beach and various beach clubs
- Spacious top-quality apartment
- Generous terrace
- Gated and secured, prestigious beachside urbanisation

### THE LOCATION

- **In a desirable area, only 3 kms east of the centre of Marbella.**
- **Within a stone's throw of the beach, more specifically the best sandy beaches of the entire Marbella region.** These beaches are very popular because of their fine golden sand and beautiful (protected) sand dunes.
- Within walking distance of several quality beach clubs and bars.
- Town hall urbanisation plans mention that said beach promenade will be extended both eastward to Malaga and westward, to the centre of Marbella city and Estepona.
- Several water sports (wind- and kitesurfing) installations are located on the beach of Playa Los Monteros.
- 3 Renowned golf courses are within a 5-minute drive away.
- The centre of Marbella, the large shopping centre of La Cañada and the main hospital Costa del Sol are less than a 5-minute drive away.

### THE COMPLEX

- **A 5-star gated complex with 24h security/concierge service and a beautiful subtropical garden with 4 swimming pools of which 1 is heated.**
- A residential block consists of a ground floor with a private garden, 2 middle floors and a duplex penthouse.
- The apartment is located on the **first floor** and is **south to southwest facing** so sun from around 11AM until sunset.
- Beautiful tropical gardens

### THE APARTMENT

- **3 Bedrooms, 3 bathrooms and a guest toilet**
- Interior built: 151m<sup>2</sup>

- Terrace: 80m<sup>2</sup> with sitting and dining area
- 2 Underground parking spaces
- Storage room
- Views over the lovely gardens and a swimming pool
- Entrance hall with guest toilet
- Spacious living room
- Fully equipped kitchen with separate laundry room

## **Other features**

- Underfloor heating in bathrooms
- Air conditioning for cooling and heating, adjustable per room
- Marble floors
- Motorised blinds
- Security system
- Garage and storage
- Lift
- Fitted wardrobes
- Double glazing
- The furniture is optional



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