



**Modern duplex apartment for sale with private garden and pool within walking distance to amenities and the beach, in a gated community on the Golden Mile of Marbella**

Marbella Area

🏠 Apartment 📏 Plot 497 m<sup>2</sup> 🏠 Built 500 m<sup>2</sup> 🏠 Terrace 157 m<sup>2</sup> 🛏 4 🚿 4 # Ref. 153400

🏠 4.950.000 €

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.



## Modernist, luxurious duplex apartment for sale in the heart of the Golden Mile, Marbella

### PROPERTY HIGHLIGHTS

- Private resale.
- Prime location: Golden Mile of Marbella.
- Within walking distance of the beach and all amenities.
- Refined finishes with an explicit eye for design.
- Highly furnished with Fendi.

### THE LOCATION

- Excellent location in the center of the Golden Mile of Marbella.
- Several first-class golf courses of Nueva Andalucia's Golf Valley are within a few minutes driving distance.
- The center of Marbella and Puerto Banus can be reached in about 5 minutes' drive.
- The complex is a **stone's throw** from the **nearest local amenities**, which include multiple restaurants, a sports center, schools and the prestigious, ultra-chic Olivia Valere disco club/restaurant.
- **Walking distance to the animated beaches of the Golden Mile, the pleasantly crowded promenade with several 'chiringuitos' and beach clubs.**

### THE COMPLEX

- The residential complex has a common **manicured garden with several pools surrounded by a sun terrace and sun beds.**
- Phase 2 and 3 of this **contemporary design** residential complex are under construction. These will offer **ultra-luxury facilities**, which the residents of this complex will also be able to enjoy! These facilities include restaurants, bars, an indoor golf course, sports facilities, large indoor pool, spa, basketball court and much more.

### THE APARTMENT

#### In figures:

- 4 bedrooms

- 4 bathrooms
- 1 guest toilet
- Plot size: 497m<sup>2</sup>
- Built area: 500m<sup>2</sup>
- Terrace: 157m<sup>2</sup>

## The duplex general:

- Recent construction.
- Using high quality materials combined with a refined finish.
- **Very elegant and chic interior design.**
- Garden apartment.
- **Spacious covered terrace, furnished with lounge and dining table.**
- **Large private garden** with open terraces, enriched with tended plants and partially fenced with glass railings.
- **Private pool** embellished with water features and surrounded by a solarium with sunbeds and an outdoor shower.
- **Communal entrance and private entrance through the garden.**
- Guest toilet with marble finish.
- **Open plan** living space with an integrated living decorated with a modern fireplace and marble finishes.
- Integrated dining room.
- **Open plan quality kitchen** fully equipped with Gaggenau appliances and kitchen island.
- Very bright rooms.
- Cream-colored, ceramic floor tiles.
- **Room-high sliding windows with recessed profiles that provide a seamless connection between the interior and exterior spaces.**
- **4 Spacious bedrooms with fitted wardrobes and 4 bathrooms.**
- Beautiful master bedroom en-suite with dressing, bathroom equipped with a freestanding bath, double sink and rain shower and in addition there is direct access to the side terrace.
- Elegant staircase with glass balustrades that leads you to the lower floor.
- On the lower floor a **stylish 'mancave'** with a vintage pool table, bar and TV lounge.
- Further on this floor, there are 2 guest bedrooms, each with its own bathroom, and a laundry room.
- Storage.
- **Indoor garage.**

## Other features:

- Glass balustrades.
- **Underfloor heating throughout.**
- Air conditioning for both cooling and heating.
- Double glazing.
- Sophisticated home automation.
- Alarm system with security cameras.
- Sanitary ware in the bathrooms of Inbani.
- High ceilings.
- Automatic irrigation system.
- **Sold with high-end Fendi interior pieces.**



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