



**Ready to move in, modern, design apartment for sale near the golf course in the golden triangle of Marbella - Benahavis - Estepona**  
Marbella Area

🏠 Apartment - 🏠 Built 122 m<sup>2</sup> 🏠 Terrace 50 m<sup>2</sup> 🛏 3 🚿 2 # Ref. 158800

🏠 825.000 €

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## Contemporary luxury apartment for sale with beautiful terrace in Marbella - Estepona

\*\*\*SOLD\*\*\*

*We do have other apartments for sale in this complex, please enquire.*

### PROPERTY HIGHLIGHTS

- Design apartments on a domain of more than 9 hectares adjacent to the golf course.
- The complex is characterized by its low building density, large open spaces with gardens, beautiful swimming pools and sports facilities.
- Bright and airy apartment with a spacious open plan living space.
- Sliding windows from floor to ceiling and a very spacious semi-open overhanging floating terrace for the perfect outdoor living feeling.
- Many extras for optimal living comfort!
- Ready to move in.
- An early viewing is advised.

### THE LOCATION

The complex is located in the golden triangle of the municipalities of Marbella, Benahavis and Estepona. Within walking distance of the adjacent golf club and clubhouse, a large Mercadona supermarket and an international school. Just a 5 minute drive from San Pedro and 10 minutes to Puerto Banus.

### THE COMPLEX

**Design apartments** on a fenced and secured domain of **more than 9 hectares** adjacent to the golf course. Recently built trendsetting project.

**The complex is characterized by its low building density, large open spaces with gardens, beautiful swimming pools**, sports facilities, walking paths and a playground. The complex consists of 3 independent phases. Each phase is fenced and has its own gardens and swimming pool.

**This beautiful apartment is located in the most sought after phase II:**

Plot of 27,000m<sup>2</sup> with 10 residential blocks

The pool in phase 2 consists of a **450m<sup>2</sup> lagoon pool with two beach-like entryways to the pool**, perfect for sunbathing in the water. It is surrounded by the sun terrace and garden. The **indoor heated swimming pool** connects to this thanks to the large sliding windows that open and embed themselves in the walls. This makes it possible to swim at a pleasant temperature in an environment full of natural light and air, and enjoy the view of the gardens and the outdoor pool.

### THE APARTMENT

## In figures:

Total built area: 172m<sup>2</sup>  
Built area: 122m<sup>2</sup>  
Terrace: 50m<sup>2</sup>  
3 bedrooms  
2 Bathrooms

## Description:

### **Bright corner apartment with a spacious open plan living space.**

3 Bedrooms, 2 bathrooms of which 1 ensuite.

Located on the 2nd floor. The entrance to the residential block, with access to the garden and pool is on the first floor.

Designer bathrooms and kitchen.

West-facing. Sun from noon to evening.

**Unobstructed view** of the beautiful gardens, the swimming pool of phase 1 and the surrounding greenery and mountains.

It is no longer possible to build in front of or around the apartment.

### **This apartment is further distinguished by the many improvements and accessories made, which complete the living comfort.**

The list is too long to summarize, but is available when visiting.

A small selection of these extras include:

- Remote controlled, terrace large sunshade.

- Double lining curtains.

- Remote controlled roll curtains.

- Mosquito screens, sunscreen and double curtains to fully darken the bedrooms.

- Dimmable spots.

## The main features:

Light aluminium **sliding windows from floor to ceiling** and a spacious semi-open corner terrace.

**Recessed window profiles** for an almost seamless transition between inside and outside.

In the corner apartment, the sliding windows can be opened to **create a completely open corner and the indoor and outdoor space merge into one whole.**

### **Overhanging floating terrace.**

Porcelain tile floors.

### **Frameless glass balustrades.**

Indirect LED lighting on the terrace.

Open plan kitchen from Porcelanosa.

Kitchen island with KRION worktop.

Ceiling extractor.

Utility room with shelves and a Siemens washing machine and dryer.

Other features:

- Air conditioning for cooling and heating.

- Safe.

- Airzone Smart Thermostats.

- Wall-hung toilet with hidden cistern.

- Washbasin KRION.

- Rain shower.

Light switches in white glass.

Fitted wardrobes.

Alarm system.

**2 convenient garage spaces and 1 spacious storage room with floor-to-ceiling shelves.**

The high-quality furniture is optional.

We have the keys for an easy viewing.



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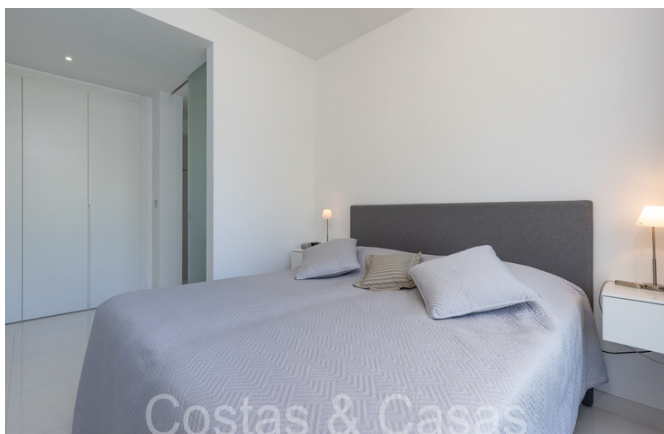
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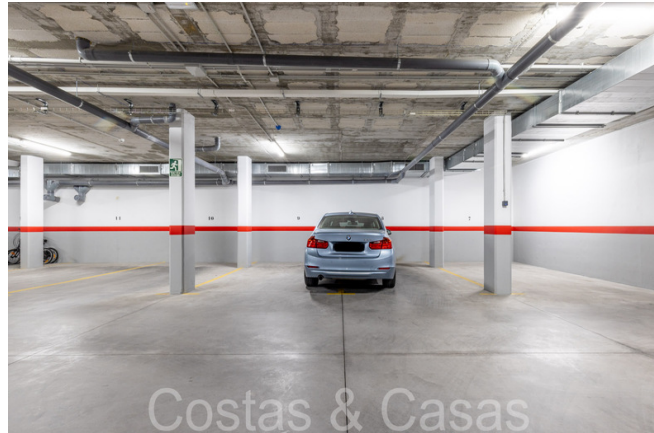
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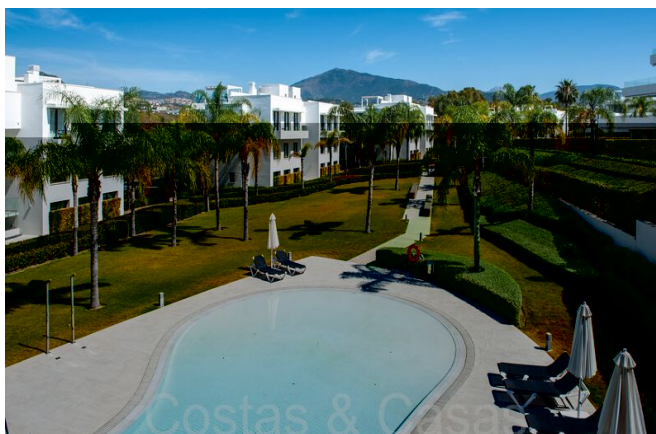
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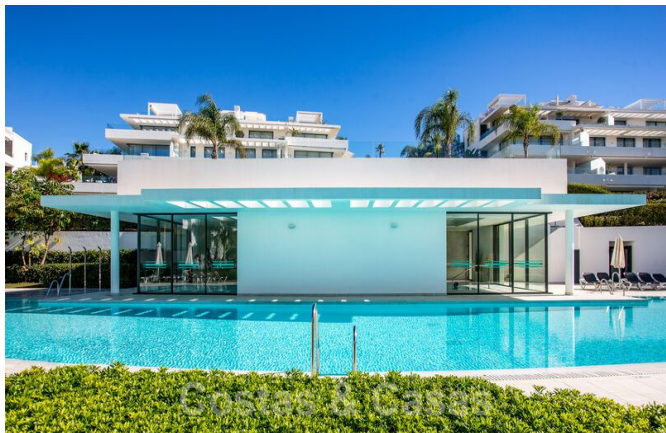
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