



## Ground Floor Apartment for sale in Marbella Town, Marbella

1.000.000 €

Reference: R4668940    Bedrooms: 2    Bathrooms: 2    Build Size: 130m<sup>2</sup>    Terrace: 60m<sup>2</sup>





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## Costa del Sol, Marbella Town

This 2 bedroom apartment is located in the very centre of the golf valley in Nueva Andalucía, in a gated community that is an oasis of tranquility in this stunning valley. With incredible 180 degree views across the Mediterranean Sea, surrounding world famous golf course and the La Concha mountain as a backdrop as if it were a penthouse, this is a serious contender for the 'hot property' label! The apartment is open and spacious, with 2 large double bedrooms, both with bathrooms ensuite. Each room is brightly lit given the natural light that floods in through the terrace windows. Both bedrooms have fully fitted wardrobes, marble floors and views out onto the gardens. The kitchen is fitted out with high end appliances and offers plenty of storage and cupboard space and also has a sizable window out to the garden, again letting plenty of natural light in. The living area is well placed, open and leads out onto a large terrace. Part of this terrace can be insulated in winter by means of the Lumen system, which gives added space to the living room, especially useful in winter as it is protected from the cold. This increases the living space up to a total of 190 m2. Included in the property details are parking spaces for 2 cars, an access ramp to the property from outside, making it wheelchair friendly and a lift from the underground parking. There is also underfloor heating throughout. The urbanisation is gated with 24 hour security, 2 swimming pools (one of which is heated), paddle tennis courts, exquisitely manicured gardens, and boasts the Las Brisas Golf course less than 200 meters away. This property has just undergone an extensive refurbishment, which included sound system installed by Bang & Olufsen, TV, Hastens beds, high end kitchen appliances, triphase electrics and electric blinds. This property, even just for those magnificent views alone, is an absolute must-see, so contact us for more information now!



## Features:

### Caratteristiche

Terrazza coperta  
Ascensore  
Vicino ai mezzi di trasporto  
Terrazza privata  
Ripostiglio  
Pavimenti in marmo  
Doppio vetro  
Armadi a muro  
Wifi  
Tennis paddle  
Ripostiglio  
Domotica  
Seminterrato  
Fibra ottica

### Viste

Mare  
Montagna  
Panoramica  
Campagna  
Golf  
Città

### Piscina

Condominiale  
Riscaldata

### Giardino

Condominiale

### Categoria

Lusso

### Orientamento

Sud -ovest

### Collocamento

Vicino al golf  
Vicino al porto  
Vicino al mare  
Vicino ai negozi  
Vicino alla città  
Vicino alle scuole

### Mobilia

Completamente arredato  
Opzionale

### Sicurezza

Complesso residenziale privato  
Sicurezza 24 ore  
Sistema di allarme  
Persiane elettriche

### Climate Control

Aria condizionata  
Camino  
Riscaldamento centrale  
Riscaldamento a pavimento

### Condizione

Eccellente

### Cucina

Completamente attrezzata

### Parcheggio

Condominiale  
Più di uno