



## Ground Floor Apartment for sale in Artola, Marbella East

685,000 €

Reference: R5229706 Bedrooms: 3 Bathrooms: 2 Plot Size: 35m<sup>2</sup> Build Size: 139m<sup>2</sup> Terrace: 35m<sup>2</sup>





## Costa del Sol, Artola

Modern Elevated Ground Floor Apartment in Artola Homes – Bright, Stylish & Perfectly Located

This beautifully designed elevated ground-floor apartment sits in the contemporary development Artola Homes, offering a fantastic blend of comfort, style and convenience.

Set within a gated community with 12-hour on-site security, residents benefit from outstanding facilities, including a heated indoor pool, outdoor pool and a fully equipped modern gym.

One of the biggest highlights is the location: just a 15-minute walk to the famous Artola dunes, Cabopino beach and the charming marina, and only a short 15-minute drive to Marbella centre.

### Property Features

- Elevated ground floor with lift access
- Spacious living area with 35 m<sup>2</sup> terrace + 35 m<sup>2</sup> private garden
- Fully equipped kitchen with NEFF appliances, plus washer and dryer
- Air conditioning (hot/cold) via Aerothermia for excellent efficiency
- Underfloor heating in the bathrooms
- Smart home system with app control for lighting, blinds and temperature
- Two parking spaces (one underground, one communal)
- Large storage room

This is a move-in-ready home in a sought-after setting – perfect for full-time living or as a high-quality holiday residence.

### About Artola Alta

A truly special area where sea, golf, nature and privacy all come together. It offers an authentic and peaceful atmosphere, without the overdevelopment you find in other coastal zones. Ideal for both year-round living and memorable holidays.

### Cabopino Marina

Just minutes away, Cabopino Marina offers around 169 moorings, charming restaurants, relaxed bars and a selection of nautical activities. A wonderful spot to enjoy at any time of day, especially at sunset.

### Cabopino Golf

An 18-hole course designed by Juan Ligués Creus, known for its mix of par-3, par-4 and par-5 holes surrounded by pine trees, lakes and Mediterranean views. The iconic 3rd hole – a par-4 from an elevated tee at 80 m – is a highlight.

Located in Artola Alta, close to the beach and marina, the club offers a well-kept environment and a friendly clubhouse.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
WiFi  
Gym  
Domotics  
Access for people with reduced mobility

### Views

Sea  
Garden  
Golf

### Pool

Communal  
Heated  
Indoor  
Children`s Pool

### Garden

Private  
Easy Maintenance

### Utilities

Electricity

### CO2 Emission Rating

B

### Orientation

South  
West  
South West

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Schools  
Close To Marina

### Furniture

Optional

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Electric Blinds  
Entry Phone

### Category

Holiday Homes  
Investment  
Golf  
Luxury  
Resale  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Central Heating  
U/F/H Bathrooms

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Covered  
Street  
More Than One

### Energy Rating

C