



# Tussenverdieping Appartement te koop in Marbella, Marbella

1.390.000 €

Referentie: R5310658 Slaapkamers: 4 Badkamers: 3 Perceelgrootte: 183m<sup>2</sup>





## Costa del Sol, Marbella

English

We present a unique opportunity to acquire a luxury property, fully renovated and ready to move into, in the prestigious Torre Real Urbanization in East Marbella.

This spectacular, brand-new, fully refurbished home has a built area of 183 m<sup>2</sup>. It represents excellence in contemporary design following a high-quality comprehensive renovation designed for maximum comfort and energy efficiency. The apartment stands out for its impressive brightness and an intelligent layout that perfectly separates the sleeping areas from the living spaces, featuring 4 spacious bedrooms and 3 modern bathrooms equipped with underfloor heating for an unparalleled thermal sensation.

The living area opens onto a magnificent 25 m<sup>2</sup> south-facing main terrace that has been climate-controlled and enclosed with state-of-the-art glass curtains, allowing you to enjoy this outdoor space year-round in total comfort, while a second 5 m<sup>2</sup> north-facing terrace guarantees ideal cross-ventilation.

Technology and construction quality are the pillars of this renovation, which includes a cutting-edge aerothermal system for water heating, a high-end kitchen fully equipped with Bosch appliances, and a separate laundry room for added functionality. Special attention has been paid to acoustic and thermal well-being through total soundproofing on all walls shared with neighbors, the installation of high-efficiency thermal break windows, and electric shutters in all rooms.

Furthermore, the property is fully accessible and suitable for wheelchair users, including a garage space and a private storage room with direct and convenient access via the building's elevator.

Regarding its legal status, the home offers an absolute guarantee, being fully legal and free of any charges or encumbrances from the Marbella urban plan. It is located in a building exclusively for residential use where holiday rentals are strictly prohibited to ensure the peace and privacy of the owners.

The property is situated within the prestigious gated community of Torre Real, which features 24-hour private security and offers nearly 50,000 m<sup>2</sup> of lush Mediterranean gardens. Residents have access to unrivaled common facilities including 2 large community pools, tennis courts, paddle courts, and a modern pickleball court, all in a privileged location in East Marbella, just steps away from the best golf courses and the most exclusive beaches on the Costa del Sol.



## Kenmerken:

### Extra's

Overdekt terras  
Tillen  
Nabij transport  
Privéterras  
Opslagruimte  
Ensuite badkamer  
Dubbele beglazing  
Gemonteerde kasten  
Peddeltennis  
Tennisbaan  
Bijkeuken  
Barbecu  
Nabij moskee  
Nabij de kerk  
Glasvezel  
Toegang voor mensen met verminderde mobiliteit

### Uitzicht

Zee  
Berg  
Panoramisch  
Tuin  
Pool  
Woud

### Zwembad

Gemeenschappelijk

### Tuin

Gemeenschappelijk  
Aangelegd

### Voorzieningen

Elektriciteit  
Drinkbaar water  
Telefoon

### CO2 Emission Rating

B

### Zonorientatie

Noorden  
Zuiden  
Noordoost  
Zuidwesten

### Ligging

Verstedelijking  
Dicht bij zee  
Dicht bij winkels  
Dicht bij de stad  
Dicht bij scholen  
Dicht bij bos  
Dicht bij jachthaven

### Meubilering

Volledig ingericht

### Beveiliging

Gated Complex  
24 -uurs beveiliging  
Alarmsysteem  
Elektrische jaloezieën

### Categorie

Vakantiehuisen  
Investering  
Aan het strand  
Golf  
Luxe  
Modern

### Klimaatbeheersing

Airconditioning  
U/F verwarming  
U/f/h Badkamers

### Huidige Staat

Uitstekend  
Onlangs gerenoveerd  
Onlangs gerenoveerd

### Keuken

Volledig passend

### Parkeergelegenheid

Ondergronds  
Privé  
Bedekt

### Gemeenschappelijk

### Energiebeoordeling

C