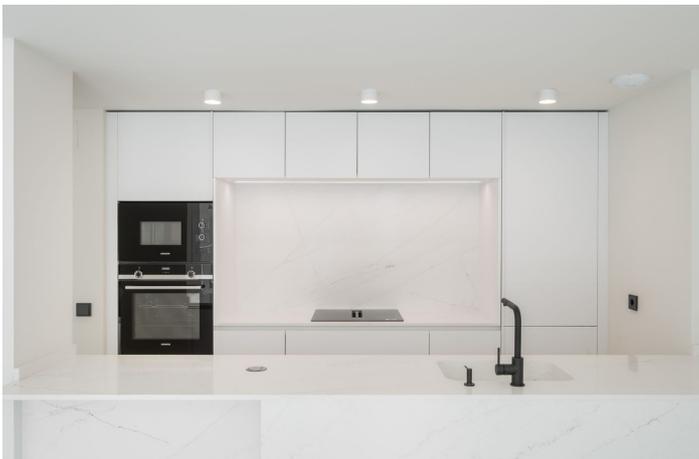




# Tussenverdieping Appartement te koop in Marbella, Marbella

1.395.000 €

Referentie: R5318506 Slaapkamers: 3 Badkamers: 2 Perceelgrootte: 144m<sup>2</sup>





## Costa del Sol, Marbella

### Luxury 3-Bedroom Apartment in the Heart of Marbella – Second Line to the Beach

Exclusive 3-bedroom apartment with a terrace, designed to enjoy the sea breeze and sunrises and sunsets full of light. Its orientation, spaciousness, and thoughtful layout allow natural light to fill every room, creating warm, functional, and highly comfortable spaces.

A home that represents a new concept in modern architecture, where design, quality, and efficiency come together to offer well-being and maximum satisfaction. Bright and practical spaces, conceived for those seeking exclusivity in a prime location.

#### Unbeatable Location

Located on the second line of the beach and the promenade of Marbella, in the city center, with all services within walking distance: shops, supermarkets, restaurants, beach clubs, schools, healthcare centers, and excellent transport connections.

Just a few meters away are Playa de Venus, Playa del Faro, and Puerto Deportivo de Marbella, where you can enjoy water activities such as diving, spearfishing, or water skiing.

Nearby, there are beautiful green areas such as Parque de la Constitución and Parque de la Alameda, as well as the charming Old Town, all just a few steps away.

An ideal residential setting to live and enjoy the true essence of the Costa del Sol.

#### Construction Quality and Design

The building features a foundation of diaphragm walls and reinforced concrete slab, with a structure of reinforced concrete pillars and floors according to CTE standards.

Facade with thermal insulation and air chamber.

Exterior aluminum joinery with thermal break and high-performance double glazing.

Motorized blinds in bedrooms.

Excellent acoustic insulation between apartments.

#### Interiors Designed for Comfort

Security entrance door.

White lacquered interior doors.

Built-in wardrobes with lined interiors.

High-quality porcelain flooring.



Fully fitted and equipped kitchen.

Bathrooms with wall-hung sanitary fixtures, black built-in faucets, and walk-in showers integrated into the floor.

Backlit mirror in the main bathroom.

Installed lighting in hallways and bathrooms.

\* Efficiency and Technology

Heating and cooling via ducted air system with heat pump.

Hot water production through aerothermal system.

Home automation system for lighting, climate, blinds, and access control.

High-grade electrical installation.

Complete telecommunications and video intercom system.

Additional Amenities

Private parking space in underground garage included in the price.

Storage room.

Elevator with garage access.

Pre-installation for electric vehicle charging.

Common areas with energy-saving lighting and presence detectors.

Decennial insurance and quality control according to current regulations.

A unique opportunity to live in one of the most sought-after areas of the Costa del Sol, combining location, design, and high-quality finishes in the heart of Marbella.



## Kenmerken:

### Extra's

Overdekt terras  
Nabij transport  
Privéterras  
Ensuite badkamer  
Dubbele beglazing  
Gemonteerde kasten  
Wifi

### Uitzicht

Stedelijk  
Straat

### Meubilering

Niet ingericht

### Parkeergelegenheid

Ondergronds  
Garage  
Privé

### Zonorientatie

Oosten  
Zuidoost

### Ligging

Strand  
Dicht bij de poort  
Dicht bij zee  
Dicht bij winkels  
Dicht bij scholen  
Dorp  
Dicht bij jachthaven

### Keuken

Volledig passend

### Categorie

Investering  
Luxe  
Wederverkoop  
Modern

### Klimaatbeheersing

Airconditioning  
Koud A/C  
Hete a/c

### Huidige Staat

Uitstekend

### Beveiliging

Gated Complex  
Invoertelefoon