

Marbella / El Rosario

Luxury 4 bedrooms apartment in Marbella East. Next to the golf and sandy beaches.

Property ID: ES21385327_1



www.von-poll.com

PURCHASE PRICE: 970.000 EUR • LIVING SPACE: ca. 200 m² • LAND AREA: 153 m²

Property ID: ES21385327_1 - 29600 Marbella / El Rosario

- At a glance
- The property
- A first impression
- Details of amenities
- All about the location
- Contact partner

Property ID: ES21385327_1 - 29600 Marbella / El Rosario

At a glance

Property ID	ES21385327_1	Purchase Price	970.000 EUR
Living Space	ca. 200 m ²	Equipment	Swimming pool, Sauna, Garden / shared use
Bedrooms	4		
Bathrooms	3		
Year of construction	2022		
Type of parking	2 x Garage		

Property ID: ES21385327_1 - 29600 Marbella / El Rosario

The property



Property ID: ES21385327_1 - 29600 Marbella / El Rosario

The property



Property ID: ES21385327_1 - 29600 Marbella / El Rosario

The property



Property ID: ES21385327_1 - 29600 Marbella / El Rosario

The property



Property ID: ES21385327_1 - 29600 Marbella / El Rosario

The property



Property ID: ES21385327_1 - 29600 Marbella / El Rosario

The property



Property ID: ES21385327_1 - 29600 Marbella / El Rosario

The property



Bloque 3. P1 B

Vivienda 4d

SUPERFICIES

Superficie útil interior	169,25 m ²
Superficie útil terrazas	29,04 m ²
Superficie construida interior	203,91 m ²
Superficie construida incluidas Z/CC	232,54 m ²

DECRETO 218/2005

Superficie útil	186,16 m ²
Superficie construida	240,46 m ²

LOCALIZACIÓN

Sector URP-RR-10 HOSPITAL, Parcela 2.5, Marbella, Málaga.



B

Property ID: ES21385327_1 - 29600 Marbella / El Rosario

A first impression

Spectacular apartment with four bedrooms and three bathrooms. The owners of this property will be able to enjoy a large living area, open plan kitchen with access to the living room of more than 45 m2. . Fully fitted and equipped kitchen with utility room. Large windows to guarantee the greatest luminosity to the house, high quality materials and construction that takes care of every detail. The developer is committed to the environment and uses eco-labelled materials. Homes with aerothermal systems and communal areas for recycling all types of waste. In addition, to make a lesser impact on the area, plants native to the area will be used. The development will include a wide range of fully equipped spaces for community use: Several community swimming pools, a spa, a fully equipped gymnasium, a leisure club, a co-working room, a snack bar and a generous garden area.

Property ID: ES21385327_1 - 29600 Marbella / El Rosario

Details of amenities

Kitchen: Porcelain stoneware floor tiles and skirting board with lacquer finish. This will match the living room flooring, ensuring a clean and modern design for the home's day space. Horizontal

facings finished in smooth plastic paint.

The kitchen will be furnished with a contemporary arrangement of generously sized high and low cabinets.

Induction hob and extractor hood integrated into the suspended ceiling. › Refrigerator. ›

Combination microwave/oven unit. Dishwasher, washing machine and dryer.

Silestone Compac quartz work surface.

Bathrooms: ceramic tiles in 40 x 120 cm format, matching the porcelain stoneware flooring which blends with that of the rest of the home.

Suspended ceilings of moisture-resistant laminated plasterboard with plastic paint will be installed.

With your maximum comfort in mind, the air conditioning system will be provided alongside a removable suspended ceiling in the secondary bathroom, enabling future maintenance of the indoor unit.

All terraces will provide outlets for water and electricity. Terraces adjoining living rooms will also provide TV outlets. In order to ensure maximum safety, these outdoor spaces will be paved with

non-slip stoneware and will feature skirting boards of the same material where necessary

Property ID: ES21385327_1 - 29600 Marbella / El Rosario

All about the location

Located at the east of Marbella, the perfect place for those seeking the authentic Mediterranean essence of the Costa del Sol. An excellent location to enjoy a relaxed and healthy lifestyle with the best beaches just a stone's throw away. The development is surrounded by the Santa Clara golf course. An exclusive and upscale area, the best beaches of the Mediterranean, you can enjoy the Beach Club La Cábane, located in the Hotel de Los Monteros. The city of Marbella is only a few minutes away by car, as well as Puerto Banus or the Port of Cabopino. For golf lovers, in addition to Santa Clara, you will find Golf Rio Real and Marbella Golf Country Club.

Property ID: ES21385327_1 - 29600 Marbella / El Rosario

Contact partner

For further information, please contact your contact person:

Daniel Ritter

Centro Comercial Guadalmina IV, local 14 Marbella

E-Mail: marbella@von-poll.com

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com