

Marbella / El Rosario

# Luxury penthouse with panoramic sea views.

Property ID: ES21385327\_4



[www.von-poll.com](http://www.von-poll.com)

**PURCHASE PRICE: 1.187.000 EUR**

Property ID: ES21385327\_4 - 29600 Marbella / El Rosario

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

Property ID: ES21385327\_4 - 29600 Marbella / El Rosario

## At a glance

Property ID	ES21385327_4	Purchase Price	1.187.000 EUR
Bedrooms	3	Usable Space	ca. 149 m <sup>2</sup>
Bathrooms	2		
Year of construction	2022		
Type of parking	2 x Garage		

Property ID: ES21385327\_4 - 29600 Marbella / El Rosario

## The property



Property ID: ES21385327\_4 - 29600 Marbella / El Rosario

## The property



Property ID: ES21385327\_4 - 29600 Marbella / El Rosario

## The property



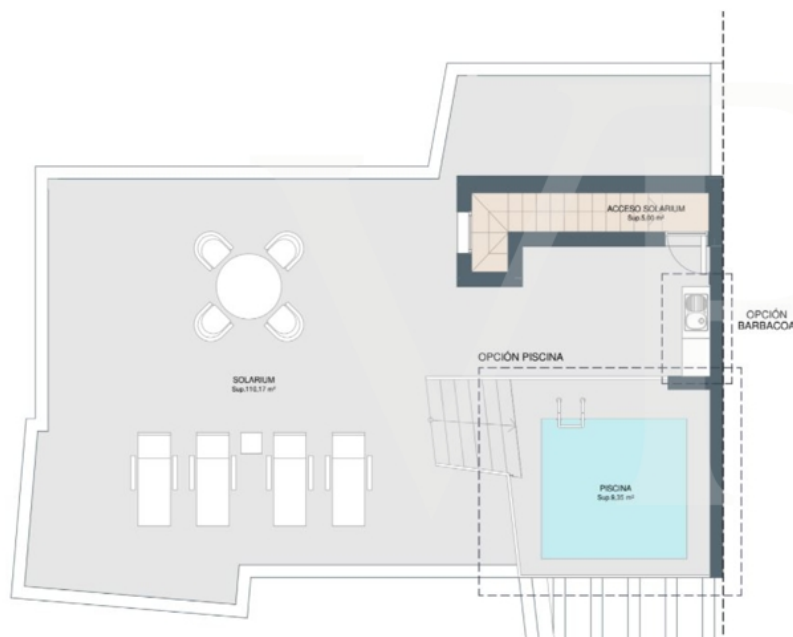
Property ID: ES21385327\_4 - 29600 Marbella / El Rosario

# The property



Property ID: ES21385327\_4 - 29600 Marbella / El Rosario

## The property



### Bloque 1. PS A

Vivienda 3d

#### SUPERFICIES

Superficie útil interior	149,71 m <sup>2</sup>
Superficie útil terrazas	139,74 m <sup>2</sup>
Superficie construida interior	183,51 m <sup>2</sup>
Superficie construida incluidas ZZCC	209,06 m <sup>2</sup>

#### DECRETO 218/2005

Superficie útil	164,68 m <sup>2</sup>
Superficie construida	211,03 m <sup>2</sup>

#### LOCALIZACIÓN

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





Property ID: ES21385327\_4 - 29600 Marbella / El Rosario

## A first impression

Spectacular three bedroom penthouse with solarium. The property enjoys spectacular sea and mountain views. Open plan kitchen, living-dining room and three spacious bedrooms. The master bedroom en-suite with separate dressing area. An internal staircase leads to a solarium of more than 100 m2. The developer offers the option to the buyers for this property to install a private swimming pool and a barbecue area. Large windows to guarantee the greatest luminosity to the property, top of the range materials and construction that takes care of every last detail. The developer is committed to the environment and uses eco-labelled materials. Homes with aérothermal 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.

Property ID: ES21385327\_4 - 29600 Marbella / El Rosario

## Details of amenities

Fitted kitchen equipped with top of the range appliances. Porcelain tiled floor of 75x75 in the house. Bathrooms and kitchen will be tiled with silestone worktop.

Underfloor heating throughout the house by hot water circuit.

Air conditioning hot/cold.

All terraces will have a water connection and will include a power socket. The terraces with access to the living room will also have a television socket. In addition, for maximum safety, these outdoor spaces will be paved with non-slip stoneware.

The house will incorporate a double-flow ventilation system with heat exchanger, which renews the air, maintaining the temperature of the house.

Double glazing with dehydrated air chamber. Motorised aluminium blinds in the bedrooms.

Gated complex with 24-hour security.

Concierge service.

Large garden areas.

Several outdoor swimming pools, indoor spa, fully equipped gymnasium, social club, co-working area and cafeteria...

Property ID: ES21385327\_4 - 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\_4 - 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](mailto:marbella@von-poll.com)

*To Disclaimer of von Poll Immobilien GmbH*

---

[www.von-poll.com](http://www.von-poll.com)