

Marbella / El Rosario

## 4 bedrooms luxury apartment.

CODE DU BIEN: ES21385327\_3



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PRIX D'ACHAT: 855.000 EUR

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- En un coup d'œil
- La propriété
- Une première impression
- Détails des commodités
- Tout sur l'emplacement
- Contact

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## En un coup d'œil

CODE DU BIEN	ES21385327_3	Prix d'achat	855.000 EUR
Disponible à partir du	Selon l'arrangement	Type	Etage
Chambres à coucher	4	Surface de plancher	ca. 0 m <sup>2</sup>
Salles de bains	3		
Année de construction	2022		
Place de stationnement	2 x Garage		

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## La propriété



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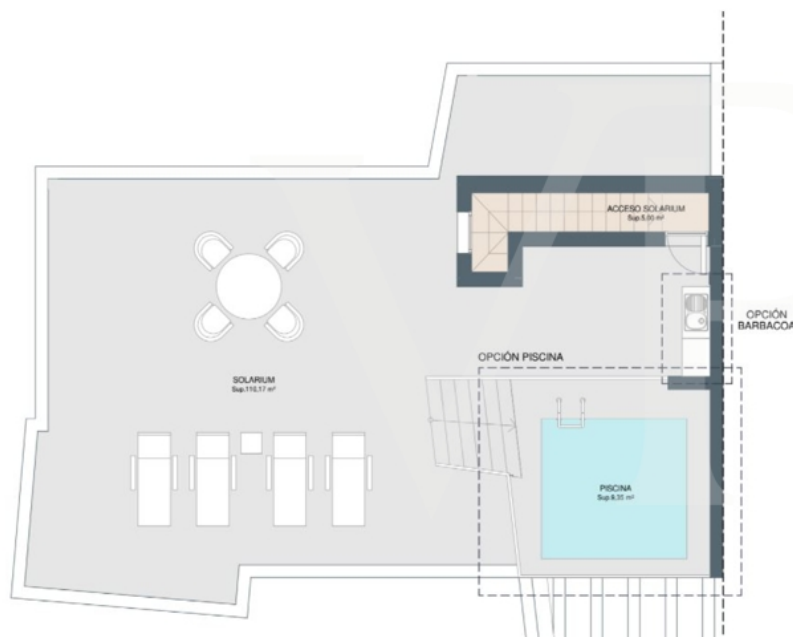
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## La propriété



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# La propriété



## 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.





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## Une première impression

The luxury apartment consists of 4 bedrooms, an open plan kitchen with a spacious living-dining room with access to the terrace. 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-labeled 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.

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## Détails des commodités

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...

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## Tout sur l'emplacement

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.

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## Contact

Pour de plus amples informations, veuillez contacter votre personne de contact :

Anke Borchert

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