

Ojén / Marbella

## 2 and 3 bedroom apartments and penthouses, all with exceptional panoramic sea views. Ojen-Marbella

Número da propriedade: ES22385402\_1



Finishes and furniture shown in this image are used for illustrative purposes. Consult your Sales Adviser in respect of standard materials and optional upgrades.

PREÇO DE COMPRA: 665.000 EUR • ÁREA: ca. 108 m<sup>2</sup> • ÁREA DO TERRENO: 42 m<sup>2</sup>

Número da propriedade: ES22385402\_1 - 29610 Ojén / Marbella

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## Numa vista geral

Número da propriedade	ES22385402_1	Preço de compra	665.000 EUR
Área	ca. 108 m <sup>2</sup>	Apartamento	Piso
Disponibilidade	consoante marcação de visita	Área útil	ca. 0 m <sup>2</sup>
Quartos	2		
Casas de banho	2		

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## Dados energéticos

Sistemas de aquecimento	Aquecimento por chão radiante
Aquecimento	Elétrico

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## O imóvel





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## O imóvel



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### Site Plan



### Block | 06

SE 10   2023		SE 11   2023	
Abertura	Solares	Abertura	Solares
12.0.1	12.0.1	12.0.2	12.0.2
12.0.2	12.0.1	12.0.2	12.0.2

### Apartment | 12.0.1

Indoor Usable Area	92,05 m <sup>2</sup>
Terrace Usable Area	36,40 m <sup>2</sup>
Total Usable Area	128,45 m <sup>2</sup>
Total Usable Area (D 218/2003)	101,26 m <sup>2</sup>

Indoor Constructed Area	108,16 m <sup>2</sup>
Terrace Constructed Area	37,08 m <sup>2</sup>
Total Constructed Area	145,23 m <sup>2</sup>

Garden (C.A.S./P.D.)	42,54 m <sup>2</sup>
PM11-ES12-01-108.3	

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## Uma primeira impressão

Sixty contemporary apartments across an ensemble of 6 buildings. Featuring open-plan 2 and 3 bedroom apartments and penthouses, all with exceptional panoramic sea views. Designed with organic lines, each building nestles into the surrounding landscape. From the very moment you enter in this complex, you can rest assured that all your needs are cared for. Concierge services ready to assist with everything from restaurant reservations, transportation and dry cleaning. The postal services are conveniently located here, as well as the rental and management facilities. Every aspect of your well-being is taken care of at the Club. Enjoy a pre-breakfast swim in the indoor pool, an exciting game of tennis, a vigorous workout in the state-of-the-art gym, or even a gentle yoga class in the fullyequipped fitness studio. Following your busy morning, head to the rooftop terrace and enjoy a coffee while soaking in the panoramic views. Finally, indulge in relaxation time in the jacuzzi or unwind at the hammam.



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## Detalhes do equipamento

Windows: The aluminium frame windows from leading brands, such as Technal (or s.q.s), offer great energy efficiency by minimizing thermal transmission. It will incorporate high quality fittings, subjected to high performance cycles, with stainless steel screws. The glass will be supplied by top manufacturers such as Saint Gobain (or s.q.s) and will incorporate UV filters to prevent solar radiation, double glazing and a cavity filled with dehydrated air.

Fully fitted kitchens appliances NEFF.

Flooring; Rivoli Nature Porcelain stoneware from Porcelanosa Size - 100x100 cm

Walls & Insulation : Between bedrooms and living room with double walls to ensure and optimize the acoustic insulation.

Sistemas de calefacción por suelo radiante.

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## Tudo sobre a localização

Just minutes away, find the natural park Sierra de las Nieves and the beautiful Andalusian countryside full of tranquil spaces. Here you can relax, unwind and reflect, with trails for walking and jogging and quiet places to meditate, practice yoga, or explore on your mountain bike—a perfect way to connect with nature.

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## Outras informações

Discover the unique features of this project... 1. 24 h security The main entrance to the development is more than just 24-hour security and surveillance. You will have an exclusive concierge service that will help you with everything you can imagine, such as reservations, airport pick-up or dry cleaning services, catering... You'll also find the Kids Club, an organic shop, bicycle storage, postal services and even rental and management services. 2. Exclusive Sport club Enjoy a swim in the indoor pool, an exciting workout in the state-of-the-art gym or even a relaxing yoga class in the fully equipped fitness studio. After all this, you can enjoy a relaxing massage in the spa or some time to unwind in the hammam. 3. The social club and work space In the Social Club you can meet for a drink with a friend or just relax on your own. Also on site you will find a communal workspace open to all residents. This is a new concept for business people and professionals who travel a lot and want to work in an organised environment. 4. Farmers' market and equestrian village At the farmers' market you can discover the freshest local produce. Also on site you can find an equestrian village. The practice and training areas are designed for all levels.



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## Pessoa de contacto

Para mais informações, queira contactar a sua pessoa de contacto:

Anke Borchert

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