

Marbella / El Rosario

## Exclusive three-bedroom apartment next to Santa Clara golf course

Property ID: ES21385327\_2



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PURCHASE PRICE: 810.000 EUR • LIVING SPACE: ca. 173 m<sup>2</sup>

Property ID: ES21385327\_2 - 29600 Marbella / El Rosario

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## At a glance

Property ID	ES21385327_2
Living Space	ca. 173 m²
Available from	According to the arrangement
Bedrooms	3
Bathrooms	2
Year of construction	2022
Type of parking	2 x Garage

Purchase Price	810.000 EUR
Usable Space	ca. 0 m²
Equipment	Swimming pool, Sauna, Garden / shared use



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## The property





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## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

Flat situated on the first floor with 3 bedrooms and 2 bathrooms . Spacious living-dining room with access to a terrace of more than 35 m2. Two parking spaces and a storage room included in the price. 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 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.

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## 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...



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## 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 Câbane, 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 partner

For further information, please contact your contact person:

Anke Borchert

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Centro Comercial Guadalmina IV, local 14 Marbella

**E-Mail:** [marbella@von-poll.com](mailto:marbella@von-poll.com)

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