

Marbella / Alicate – Málaga

## Brand new 3 bedroom apartment with sea views. East Marbella. Ready to move in.

Property ID: ES22385382\_3



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PURCHASE PRICE: 473.000 EUR • LIVING SPACE: ca. 173 m<sup>2</sup>

Property ID: ES22385382\_3 - 29600 Marbella / Alicate – Málaga

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## At a glance

|                 |                              |
|-----------------|------------------------------|
| Property ID     | ES22385382_3                 |
| Living Space    | ca. 173 m²                   |
| Roof Type       | Gabled roof                  |
| Available from  | According to the arrangement |
| Bedrooms        | 3                            |
| Bathrooms       | 3                            |
| Type of parking | 1 x Underground car park     |

|                     |             |
|---------------------|-------------|
| Purchase Price      | 473.000 EUR |
| Construction method | Solid       |
| Usable Space        | ca. 0 m²    |

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## Energy Data

Power Source

Electric

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## The property



FASE 1

BLOQUE 3-E  
CUADRO DE SUPERFICIES

|                               |                            |
|-------------------------------|----------------------------|
| Hall                          | 9.25m <sup>2</sup>         |
| Cocina                        | 11.01m <sup>2</sup>        |
| Escalera                      | 5.28m <sup>2</sup>         |
| Salón- Comedor                | 27.80m <sup>2</sup>        |
| Dormitorio 3                  | 10.01m <sup>2</sup>        |
| Baño 3                        | 3.70m <sup>2</sup>         |
| <b>TOTAL ÚTIL PLANTA BAJA</b> | <b>67.05m<sup>2</sup></b>  |
| Distribuidor                  | 3.80m <sup>2</sup>         |
| Dormitorio 1                  | 17.65m <sup>2</sup>        |
| Dormitorio 2                  | 10.74m <sup>2</sup>        |
| Baño 1                        | 4.80m <sup>2</sup>         |
| Baño 2                        | 5.37m <sup>2</sup>         |
| <b>TOTAL ÚTIL PLANTA ALTA</b> | <b>42.36m<sup>2</sup></b>  |
| <b>TOTAL ÚTIL INTERIOR</b>    | <b>109.41m<sup>2</sup></b> |

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## A first impression

3 bedrooms apartment with sea views. Residential development of apartments located in Marbella. Surrounded by golf courses and just a few minutes from the centre of Marbella. Architecture of simple lines and noble materials. Flats with three and four bedrooms. The communal areas take on a great importance, spaces dedicated to leisure such as the beach-type swimming pools, Social Club, Gymnasium, spacious gardens. All in a natural environment that invites to a quiet, harmonious life with spaces to relax and enjoy. Fully fitted and equipped kitchens, terraces with large open spaces.



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## Details of amenities

### INTERIOR FLOORING

KERABEN GROUP porcelain stoneware or similar. In wet areas and laundry rooms, non-slip stoneware flooring from the KERABEN GROUP or similar.

from the KERABEN GROUP or similar. In interior common areas, non-slip stoneware flooring from the KERABEN GROUP or similar.

similar and stair treads of "GREY PACIFIC" model MARBLE or similar.

EXTERIOR FLOORING. Stoneware and granite flooring.

TILING: In front of kitchen, bathroom and toilet worktops, tiling with top quality ceramic tiles from the KERABEN GROUP or similar, and paintwork and paint from the KERABEN GROUP or similar.

KERABEN or similar and smooth plastic paint.

SANITARY WARE AND TAPS; VILLEROY BOCH, NOKEN GUPO PORCELANOSA or similar white vitrified porcelain sanitary ware and top quality single-handle taps.

### INTERIOR CARPENTRY

Reinforced entrance door or similar and security lock.

Interior doors lacquered in white and crank opening system. Folding or sliding wardrobes according to project. Built-in wardrobes in bedrooms to match interior doors, lined inside with separating shelf and hanging bar.

### EXTERIOR CARPENTRY

Made of extruded aluminium, sliding or folding depending on each case, with RPT thermal break TECHNAL or similar, with double glazing and double glazing with double glazing.

similar with double glazing and insulating chamber, type CLIMALIT or similar. Micro-ventilation system.

Aluminium roller blinds with thermal insulation in bedrooms and motorised.

### MISCELLANEOUS INSTALLATIONS

Video intercom installed in each dwelling.

Surface and covered parking spaces.

Aerothermal heat pump system for hot water DHW production and hot/cold air-conditioning system. Individual climate control system for each room.

Underfloor heating in master bedroom and en-suite bathroom.

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## All about the location

Los Altos de los Monteros is one of the most recommended areas to live in Marbella. It is well organised, well kept, with a beach with protected natural dunes and with several golf courses nearby. Rio Real, Santa Clara, Marbella Golf Country Club. On the beach the famous beach club La Cábane and the well-known restaurant Trocadero, and within walking distance chiringuitos of traditional Spanish food. For tennis and paddle lovers there are several clubs, Los Monteros tennis club and El Casco.

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## Other information

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## Contact partner

For further information, please contact your contact person:

Anke Borchert

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