

Ojén / Marbella

Luxury apartments surrounding landscape.

Property ID: ES22385399



www.von-poll.com

PURCHASE PRICE: 625.000 EUR • LIVING SPACE: ca. 115 m²

Property ID: ES22385399 - 29610 Ojén / Marbella

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

Property ID: ES22385399 - 29610 Ojén / Marbella

At a glance

Property ID	ES22385399
Living Space	ca. 115 m²
Available from	According to the arrangement
Bathrooms	2
Type of parking	1 x Underground car park

Purchase Price	625.000 EUR
Usable Space	ca. 0 m²
Equipment	Swimming pool, Sauna, Garden / shared use

Property ID: ES22385399 - 29610 Ojén / Marbella

Energy Data

Type of heating	Underfloor heating
Power Source	Electric

Property ID: ES22385399 - 29610 Ojén / Marbella

The property



Property ID: ES22385399 - 29610 Ojén / Marbella

The property



Property ID: ES22385399 - 29610 Ojén / Marbella

The property



Property ID: ES22385399 - 29610 Ojén / Marbella

The property



Property ID: ES22385399 - 29610 Ojén / Marbella

The property

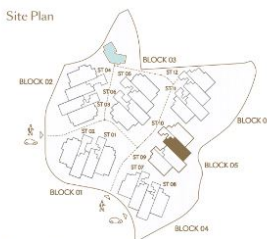


Property ID: ES22385399 - 29610 Ojén / Marbella

The property



Site Plan



Block | 05

Solomon		Solomon	
09.0.1	09.0.1	10.0.1	10.0.1
09.0.2	09.0.2	10.0.2	10.0.2
09.0.3	09.0.3	10.0.3	10.0.3

Apartment | 10.0.2

Indoor Usable Area	97,00 m²
Terrace Usable Area	51,19 m²
Total Usable Area	148,19 m²

Indoor Constructed Area	115,33 m²
Terrace Constructed Area	56,36 m²
Total Constructed Area	171,69 m²

Garden (C.A.S.E.I.)

Property ID: ES22385399 - 29610 Ojén / Marbella

The property



Property ID: ES22385399 - 29610 Ojén / Marbella

A first impression

The architects of this project are VillarroelTorrico. They are known for their excellence and aesthetic perfection. All the apartments of this project have large terraces with a lot of privacy and magnificent views of the Mediterranean Sea and generous interior spaces. Only the best materials will be used for the apartments to create your perfect home. You will find everything you need. Discover the unique features of this project...

1. 24 h security The Gate Building is more than just 24-hour security and entrance surveillance. You will have an exclusive concierge service helping you with everything you can imagine, like for example reservations, airport pick-ups or dry cleaning. At the Gate Building you will also find The Kids' Club, a convenience store, bike storage, postal services and even rental and management services.
2. Exclusive health club Enjoy a swim in the indoor pool, an exciting work-out in the modern gym, or even a relaxing yoga class in the fully equipped fitness studio. After all this, you can enjoy a relaxing massage at the spa or some time to unwind at the hammam.
3. The social club & co-workingspace At The Social Club you can meet for drinks with a friend or simply relax on your own. Also on site you will find a communal work space open to all residents. This is a new concept for entrepreneurs and professionals who travel a lot and would like to work in an organized environment.
4. Farmer's market and Equestrian village At Palo Alto's own farmer's market you can discover the freshest local products. Also on site you can find an equestrian village. Practice and training areas are designed for all abilities

Property ID: ES22385399 - 29610 Ojén / Marbella

Details of amenities

Cutting-edge temperature control. Top end isolation in exterior and interior walls.
Designer windows with high energy efficiency, double glazing and UV protection.
Underfloor heating systems.
Flooring of the highest quality and comfort in natural stone, ceramic tiles and wood.
Kitchens from Gunni & Trentino (or equivalent). •
Household appliances from Siemens (or equivalent).
Duravit sanitary fittings and Dornbracht tapware (or equivalent).
LED lighting.
Domotics (Home automation)
USB ports in bedrooms and kitchen.
Security: Cameras and security alarms.
Wardrobe lighting. Personal entry control and mobile app to control garage doors. Central alarm and detectors.
Bathroom countertops. pre installation kitchen/BBQ and showers in terraces (according to housing type). Pre-installation for motorized blinds
INTERIOR COATING. Bedroom floors in laminated natural wood.
The beauty of a natural wood floor is a key benefit which choosing this option and it also provides: Thermal isolation. Wood acts as a natural insulator, protecting your home from the cold and heat.
Comfort. Walking barefoot on a wooden floor is a real treat. It is a really natural material and very pleasant to the touch feel.
Hygiene. The wooden floor does not accumulate dust mites or any other potentially allergenic element. Durability. A well kept wooden floor can last for many years.
Depending on the thickness of the wooden floor, it will allow a variable number of sandings, a procedure that will leave your floor as new. In the rest of the interior dwelling, a large scale ceramic tile flooring of first quality and some optional ones are proposed to fit the preferences of the owner. In terraces we also propose a ceramic tile flooring of a large format consistent with the interior, of first quality and finishing for exteriors.
The coating of the bathrooms and toilets will be in natural stone of variable height according to design.
The ceilings of the whole house will be constructed of plaster with integration of the lighting via spotlights and LED strip lighting
Concrete pavements with improved mechanical characteristics in

garages through the application of a colourless water - based epoxy impregnation for hardening, consolidation and anti - dust effects. Storage rooms and technical areas with ceramic tiles 40x40 (or similar quality)

The exterior carpentry will be made of aluminum from leading brands, such as Schüko or Technal, etc...offering greater energy efficiency by minimizing thermal transmission. It will incorporate high quality fittings, subjected to high performance cycles, with stainless steel screws. It will have watertight MDPE connectors or double plush, which resist the penetration of wind and also water tightness. The glass incorporates UV filters to prevent solar radiation, double glazing, both external and internal and a cavity filled with dehydrated air. On the outer side there will be two 4 + 4 mm glass panels Being one of them Planitherm 4S, which will reduce by almost half the technical permissiveness of the exterior glass. The terrace front railings will be laminated glass with double glazing, allowing maximum enjoyment of the natural environment and panoramic views.

Property ID: ES22385399 - 29610 Ojén / Marbella

All about the location

Located in the mountains of Ojen, Costa del Sol, you will enjoy breath-taking views of the sea and the mountains. Go for a walk or grab your mountain bike to discover the beautiful flora and fauna, including the Pinsapo. The Spanish village Ojen, surrounded by the mountains of the Sierra de las Nieves natural park. Sierra de las Nieves is now in the process of becoming one of the 16 protected national parks in Spain. In Ojen you will find the perfect combination between stunning sea views and mountain views. Ojen is a town at Costa del Sol of Moorish origin, located between the sea and Sierra de las Nieves and at less than 8 km from Marbella. The village itself, surrounded by orchards, still retains its original Arabic layout, with houses built on different levels to fit into the landscape. This typical Spanish village is considered to be one of the most beautiful in the province. The little village Ojen also became famous for its production of aguardiente, an anise liqueur that became extremely popular in 19th century New Orleans. In short, the ideal combination... a project located in a beautiful natural environment and close to all facilities the Costa del Sol has to offer! Ojen: 3,6 km Marbella La Cañada Shopping Center: 4,6 km Motorway AP-7: 4,6 km Costa del Sol Hospital: 10,9 km Marbella City: 7,9 km Puerto Banus: 13,5 km Cabopino: 19 km

Property ID: ES22385399 - 29610 Ojén / Marbella

Contact partner

For further information, please contact your contact person:

Anke Borchert

Centro Comercial Guadalmina IV, local 14 Marbella

E-Mail: marbella@von-poll.com

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com