

**Sales - Apartment - The Golden Mile**  
**1.395.000€**



**Ref.-ID: R5336137**

**The Golden Mile**

**Apartment**

**Community: 3,396 EUR / year**

**IBI: 1,249 EUR / year**

**Rubbish: 186 EUR / year**



**3**



**2**



**170 m2**

Discover one of the most exclusive properties of the Marbella Golden Mile, where luxury, location and lifestyle merge into a unique Mediterranean-front experience. Living here isn't just buying an apartment. It's ensuring a lifestyle. Located on the beachfront in the prestigious Las Cañas Beach urbanization, next to the iconic Marbella Club environment, this elegant apartment redefines the concept of living in front of the sea. A property designed for those seeking privacy, breadth and a direct connection to the most exclusive essence of Marbella. With 171 m2 built total, and a magnificent terrace of 31 m2 east facing, this house offers luminosity from dawn and open views to lush tropical gardens, creating an environment of calm and sophistication difficult to match. The interior is distributed in 3 large bedrooms and 2 bathrooms, including an elegant master suite. The spaces stand out for their breadth, their careful distribution and their potential to adapt to a contemporary high-level style. The main hall, generous and full of natural light, connects directly to the terrace, becoming the perfect setting to enjoy unforgettable evenings with the sound of the sea background. The kitchen, independent and spacious, offers functionality and modernization possibilities to further raise the value of the property. It also has a separate laundry room. In the underground, a garage and storage space, both large, are included. The urbanization is one of its great differentials: security, direct access to the beach, perfectly maintained gardens and communal pool in a private and select environment. In addition, the property includes private parking space, an essential element in this privileged location. Absolutely strategic location: just a few minutes from Puerto Banus, just a few meters from the Trocadero Arena, restaurants and services of the Costa del Sol, but maintaining a quiet and exclusiveness difficult to find. An ideal property both as a permanent residence, second luxury home or property investment in one of the most demanded areas in Europe.

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| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Beachfront</li><li>✓ Beachside</li><li>✓ Close To Port</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Close To Town</li><li>✓ Close To Schools</li></ul>                               | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ East</li></ul>        | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Good</li></ul>  | <b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>                                                                                      | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ Central Heating</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Mountain</li><li>✓ Garden</li><li>✓ Pool</li></ul> |
| <b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Lift</li><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ Utility Room</li><li>✓ Ensuite Bathroom</li><li>✓ Marble Flooring</li><li>✓ Double Glazing</li></ul> | <b>Furniture</b> <ul style="list-style-type: none"><li>✓ Not Furnished</li></ul> | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul> | <b>Security</b> <ul style="list-style-type: none"><li>✓ Gated Complex</li><li>✓ Electric Blinds</li><li>✓ Alarm System</li><li>✓ 24 Hour Security</li></ul> | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>                                            | <b>Category</b> <ul style="list-style-type: none"><li>✓ Beachfront</li><li>✓ Luxury</li></ul>                         |