

**Sales - Apartment - The Golden Mile**  
**950.000€**

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**Ref.-ID: R5297134**

**The Golden Mile**

**Apartment**

**Community: 3,576 EUR / year**

**IBI: 1,790 EUR / year**

**Rubbish: 184 EUR / year**



**2**



**3**



**163 m2**

Exclusive Ground Floor Apartment in Lomas del Virrey - Marbella's Golden Mile This magnificent ground floor apartment, located in the exclusive La Quinta del Virrey development, offers a perfect combination of spaciousness, privacy, and comfort in one of the most sought-after areas of Marbella's Golden Mile. The property boasts 163 m<sup>2</sup> of living space, complemented by a spectacular 49 m<sup>2</sup> terrace, ideal for enjoying the Mediterranean climate year-round. It is presented in impeccable condition, ready to move into. It features two spacious bedrooms, both with en-suite bathrooms, ensuring comfort and privacy, as well as a guest toilet. The bright and airy living room flows seamlessly onto the terrace, creating a pleasant indoor-outdoor space perfect for both everyday living and entertaining. The property includes two parking spaces and a storage room, providing a highly valued feature in this area. The exclusive and peaceful development comprises only 20 apartments in total, distributed across four buildings. Residents enjoy meticulously maintained communal gardens, an adult pool, and a children's pool, all within a secure and residential setting. This property is ideal as a primary residence, a second home, or an investment, in a prime location between Marbella and Puerto Banús, with easy access to beaches, restaurants, amenities, and international schools.

**Setting**

- ✓ Suburban
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Urbanisation

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Double Glazing
- ✓ Fiber Optic

**Category**

- ✓ Luxury
- ✓ Resale

**Orientation**

- ✓ North
- ✓ South
- ✓ South West
- ✓ West

**Kitchen**

- ✓ Partially Fitted

**Condition**

- ✓ Excellent

**Garden**

- ✓ Communal

**Pool**

- ✓ Communal

**Security**

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Entry Phone
- ✓ Alarm System

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Fireplace
- ✓ U/F Heating

**Parking**

- ✓ Garage
- ✓ Covered
- ✓ More Than One
- ✓ Private

**Views**

- ✓ Mountain
- ✓ Garden

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water