

**Sales - Apartment - The Golden Mile**  
**2.190.000€**

**www.arbatstates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatstates.com**



**Ref.-ID: R5410705**

**The Golden Mile**

**Apartment**

**Community: 5,952 EUR / year**

**IBI: 1,800 EUR / year**

**Rubbish: 380 EUR / year**



**3**



**5**



**210 m2**

EXCLUSIVE LISTING! This fully refurbished three-bedroom apartment is located in the exclusive Cascada de Camoján area on the Marbella Golden Mile. The complete refurbishment and interior design were carried out by EVE Living, known for their high-quality finishes and clean, modern style. The apartment sits within the prestigious Sierra Blanca area, at the base of La Concha mountain. It offers a quiet residential setting while remaining very well connected. Marbella Old Town is around a five-minute drive away, and the beaches of the Golden Mile are less than two kilometres from the property. The A-7 coast road is easily accessible, providing fast connections to Puerto Banús, San Pedro and the rest of the Costa del Sol. Several international schools are nearby, including Swans International School and Aloha College. Golf courses, tennis clubs, gyms, supermarkets, private clinics and Hospital Ochoa are all within a short drive. This is a modern apartment, renovated to a very high standard, ideal as a permanent home or a quality second residence close to the beach and Marbella centre. The apartment has a total built size of 210 m<sup>2</sup> and is designed to make the most of light and space. The living room is spacious and bright, with floor-to-ceiling windows that open directly onto a large terrace. The terrace is partly covered and offers space for dining, a chill-out area, and an outdoor kitchen, creating an indoor-to-outdoor flow. The open-plan kitchen is modern and high quality, with finger-pull cabinets and a clean, functional design. A dining area is integrated into the central island, making it practical for everyday living and entertaining. From the kitchen, there is direct access to a separate laundry area with additional storage. The apartment offers three bedrooms. The main bedroom has an en-suite bathroom and opens onto the main terrace, with partial sea views. The two guest bedrooms are both double rooms and face the garden side. One of them has its own private terrace. There are three bathrooms in total. The living room and all bathrooms feature underfloor heating. All rooms are equipped with an Air Zone system for individual temperature control. Wood and tile floors are combined harmoniously, and the apartment is finished in soft neutral tones. The property also includes two good-sized underground parking spaces and one storage room. A lift connects the garage directly to the apartment entrance. Cascada de Camoján is a small and select residential community known for its privacy and green surroundings. Residents benefit from well-maintained communal areas and access to a community sauna, enhancing the development's comfort and lifestyle appeal. The community forms part of the wider Sierra Blanca area, one of the most sought-after locations in Marbella. It is peaceful yet close to all key amenities. The beaches of the Golden Mile, beach clubs and seaside restaurants are only a few minutes away. Marbella town centre offers a wide choice of shops, cafés and services, while La Cañada shopping centre is also nearby. Several top golf courses, including Aloha, Las Brisas and Los Naranjos, are within a short drive. The area is ideal for outdoor living, with hiking routes around La Concha, beach walks and coastal activities. With easy road access, proximity to international schools and high-quality amenities, Cascada de Camoján is an excellent choice for buyers seeking a refined home on the Marbella Golden Mile. All property information provided comes directly from the owner. The listing agent acts solely as an intermediary and cannot guarantee the accuracy or completeness of these details. Prospective buyers are encouraged to conduct their own due diligence to verify important information. Thank you for your understanding.

**Setting**

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ WiFi
- ✓ Sauna
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Wood Flooring
- ✓ Barbeque
- ✓ Double Glazing
- ✓ Fiber Optic

**Category**

- ✓ Luxury

**Orientation**

- ✓ South West

**Furniture**

- ✓ Fully Furnished

**Condition**

- ✓ Excellent
- ✓ New Construction

**Kitchen**

- ✓ Kitchen-Lounge

**Pool**

- ✓ Communal

**Garden**

- ✓ Communal

**Climate Control**

- ✓ Air Conditioning
- ✓ Fireplace
- ✓ U/F Heating

**Security**

- ✓ Gated Complex
- ✓ Alarm System
- ✓ 24 Hour Security

**Views**

- ✓ Sea
- ✓ Urban

**Parking**

- ✓ More Than One
- ✓ Private