EK
ARBAT ESTATES

Sales - Apartment - Cabopino

1.350.000€

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











Ref.-ID: R5476870 **Cabopino** **Apartment**

Community: 6,612 EUR / year **IBI: 2,288 EUR / year** **Rubbish: 185 EUR / year** **3** **3** **284 m2** **89 m2**

EXCEPTIONAL 3-BEDROOM DUPLEX | ARTOLA HOMES | CABOPINO, MARBELLA A rare opportunity to acquire a remarkably spacious and versatile 3-bedroom duplex within the prestigious gated community of Artola Homes, Cabopino, Marbella. Offering an exceptional sense of space and privacy, this beautifully presented home combines generous indoor living areas with two private terraces, two parking spaces and an impressive range of resort-style facilities, including several outdoor swimming pools, an indoor pool, gym, children’s playground, concierge service and beautifully landscaped communal gardens. One of the property's standout features is the expansive second living area on the lower level. Accessed via an elegant staircase with glass balustrades, this substantial space incorporates a comfortable lounge and entertainment area with generous sofas, a stylish bar and dedicated office space. The lower level also offers a further bathroom with laundry facilities and a very spacious walk-in dressing room. This versatile additional living space can easily be adapted to suit a variety of lifestyles — from a private guest area or children's retreat to a home cinema, office, games room or additional family living space. The main level comprises a bright and welcoming living and dining area opening onto the terraces, together with a fully fitted kitchen that has been thoughtfully extended from the original layout. All three bedrooms enjoy direct access to terrace space, while the generous master suite benefits from an en-suite bathroom and dedicated dressing area. The two terraces have different orientations, allowing you to enjoy both sunshine and shade throughout the day. Surrounded by mature planting and beautifully maintained gardens, they provide attractive views, a high degree of privacy and a peaceful Mediterranean setting. The principal terrace is southwest-facing, partially covered and finished with elegant glass balustrades — an ideal setting for outdoor dining, entertaining or simply enjoying the Marbella sunshine. A lift provides direct access to a private entrance hall leading to the apartment, while a separate staircase and entrance from the secure underground parking area offer additional convenience, privacy and security. The property also includes a private storage unit. FULLY TURNKEY The property is offered fully furnished and decorated, including furniture, furnishings, lamps and lighting, television sets, equipment and other items throughout the home. Simply move in and enjoy — without the time, expense or hassle of furnishing and equipping the property yourself. Ideally positioned close to Artola and Cabopino beaches, the marina, golf courses, restaurants, beach clubs and shopping, with Marbella, Puerto Banús and Málaga-Costa del Sol Airport all easily accessible. A truly distinctive home offering a rare combination of space, privacy, two beautifully defined living areas, extensive resort facilities and a prime Cabopino location — perfectly suited as a permanent residence, luxury second home or investment property. Your dream home could be closer than you think. Let’s unlock the door together — contact us to arrange your private viewing at a time that suits you.

Setting
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Forest
- ✔ Close To Marina
- ✔ Urbanisation

Orientation
- ✔ South West Orientation

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool
- ✔ Indoor Pool
- ✔ Heated Pool
- ✔ Childrens Pool

Climate Control
- ✔ Air Conditioning
- ✔ Central Heating

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Forest Views
- ✔ Street Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Gym
- ✔ Games Room
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Double Glazing
- ✔ Domotics
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden
- ✔ Private Garden
- ✔ Landscaped Garden
- ✔ Easy Maintenance Garden

Security
- ✔ Gated Complex
- ✔ Entry Phone
- ✔ Alarm System
- ✔ 24 Hour Security

Parking
- ✔ Underground Parking
- ✔ Garage
- ✔ Street Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking