

**Продажа - Апартамент - Marbella**  
**625.000€**

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



**Ref.-ID: R4908196**

**Marbella**

**Апартамент**

**Коммунальные: 1,776 EUR / год**

**ИБИ: 832 EUR / год**

**Мусор: 85 EUR / год**



**3**



**2**



**100 m2**

About the property Location Do you dream of a home that combines luxury, comfort and a world-class location? This penthouse in Mirador de la Cañada in Marbella is exactly what you are looking for. With a spacious size of 100 m2, a private terrace of 35 m2, and unbeatable panoramic views of Marbella city center, the Mediterranean, Gibraltar and even Africa, this apartment is a true gem on the Costa del Sol. You will find both video and 360 degree views for this property! The Apartment – A Perfect Home in Perfect Condition This penthouse is a home in a class of its own. Everything about the apartment is designed to give you an experience of peace, well-being and comfort. Spacious and modern: With 100 m2 of interior space, the apartment has a perfect layout. The rooms are bright and airy, and large windows let in natural light and enhance the feeling of space. New air conditioning: A newly installed ducted AC gives you the optimal temperature all year round – whether you want to cool down on hot summer days or warm up on chilly winter evenings. Large terrace: The 35 sqm terrace is the heart of the property. Here you can enjoy the morning sun with a cup of coffee, host dinner parties under the stars, or simply sit back and take in the stunning views of Marbella, the Mediterranean and Gibraltar. Shared facilities: The apartment is part of a beautiful complex with well-kept gardens that include two outdoor swimming pools. Garage and storage room: With a private garage space and storage room, you have all the storage space you need to make your life easy and comfortable. A Terrace with Sun from early morning to sunset The terrace is one of the most impressive features of this property. With a size of 35 m2 and a secluded location, you will have sun from early morning until the sun sets behind the majestic mountains in the evening. This is the perfect place to enjoy a meal with views of the Mediterranean Sea as well as Gibraltar and Africa. A Secluded Location in the Heart of Marbella The apartment is located in a quiet cul-de-sac just a few hundred meters behind the popular La Cañada shopping center, which gives you a peaceful and secluded atmosphere while being within walking distance of everything you need. This location gives you the best of both worlds: a peaceful and private atmosphere, while being within walking distance of all the amenities and attractions of Marbella. Marbella city center, with its charming old town, exclusive shopping opportunities, and the iconic seafront promenade, is just a short walk away. This location is ideal for those who want to combine peace and privacy with proximity to all amenities and attractions. Here you can enjoy a secluded lifestyle without sacrificing accessibility and convenience. You can easily walk to: Marbella city centre: Explore the shops, restaurants and cafes, or enjoy a night out on the town. Old Town (Casco Antiguo): The charming, whitewashed streets of Marbella's old town are full of history, culture and cozy eateries. Marbella Paseo Marítimo: The beautiful promenade that runs along the coast, perfect for a stroll or a bike ride. General Marbella – A World-Renowned Destination Marbella is known as one of the most exclusive destinations in Europe, and for good reason. The city combines a charming historical atmosphere with modern luxury, offering something for everyone. Historic charm Marbella's old town is one of the city's most iconic attractions. Here you will find cobbled streets, picturesque squares and the famous Plaza de los Naranjos, surrounded by charming cafes and shops. Beaches and beach life Marbella has some of the most beautiful beaches on the Costa del Sol. Whether you want to relax on a sun lounger, try your hand at water sports, or visit an exclusive beach club like Nikki Beach, there is something for everyone. Golf and activities For golf enthusiasts, Marbella is a paradise, with over 20 golf courses in the area. The city also offers a wide range of activities, from mountain walks in the Sierra Blanca to water sports and yachting. Gastronomy and nightlife Marbella is known for its selection of world-class restaurants. Here you will find everything from traditional Spanish tapas to Michelin-starred restaurants. For those who enjoy nightlife, the city offers exclusive nightclubs and bars, especially in Puerto Banús. Attractions and Distances The apartment in Mirador de la Cañada provides you with a perfect base for exploring Marbella and the many destinations along the Costa del Sol. Here are the distances to some of the most popular places: La Cañada Shopping Centre: Just a few hundred metres away. This shopping centre is one of the largest on the Costa del Sol and has everything from high-end shops to restaurants and a cinema. Marbella city centre: 2 km (5 minutes by car or 15 minutes walk). Malaga city centre: 60 km (40 minutes by car). Explore Picasso's hometown with its museums, historical attractions and charming old town. Malaga airport: 50 km

**Расположение**

- ✓ Город
- ✓ Пригородная
- ✓ Коммерческая зона
- ✓ На побережье
- ✓ Порт
- ✓ Рядом с гольф-полем
- ✓ Рядом с портом
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Рядом с лесом
- ✓ Порт
- ✓ Рядом с портом
- ✓ Урбанизация

**Особенности**

- ✓ Крытая терраса
- ✓ Лифт
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Спутниковое телевидение
- ✓ WiFi
- ✓ Кладовка
- ✓ Мраморные полы
- ✓ Двойные стеклопакеты

**Категория**

- ✓ Дома для отдыха
- ✓ Инвестиции
- ✓ Элитная
- ✓ Перепродажа

**ОРИЕНТАЦИЯ**

- ✓ Север
- ✓ Северо-восток
- ✓ Восток
- ✓ Юго-восток
- ✓ Юг
- ✓ Юго-запад
- ✓ Запад
- ✓ Северо-запад

**Мебель**

- ✓ Полностью меблированный
- ✓ По желанию

**Состояние**

- ✓ Хорошее

**Кухня**

- ✓ Полностью оборудованная

**бассейн**

- ✓ Общий

**Сад**

- ✓ Общественный

**Климат-контроль**

- ✓ Кондиционер
- ✓ Пре-установленный
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха
- ✓ Полы с подогревом в ванной

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Электрические жалюзи
- ✓ Домофон
- ✓ Сигнализация

**ВИД**

- ✓ Море
- ✓ Горы
- ✓ Сельская местность
- ✓ Панорамный
- ✓ Бассейн
- ✓ Город
- ✓ Лес

**Парковка**

- ✓ Гараж
- ✓ Улица
- ✓ Приватная