

**Продажа - Апартамент - The Golden Mile  
1.575.000€**

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



**Ref.-ID: R5395165**

**The Golden Mile**

**Апартамент**

**Коммунальные: 8,160 EUR / год**

**ИБИ: 1,162 EUR / год**

**Мусор: 185 EUR / год**



**3**



**3**



**191 m2**

Excellent south-facing apartment with partial sea views in the prestigious Monte Paraíso Country Club. Located in an elevated ground floor position, the property enjoys exceptional privacy and pleasant partial sea views. Situated in the heart of the iconic Golden Mile of Marbella, this distinguished apartment represents a unique opportunity to acquire a home with character, generous proportions, and outstanding potential for appreciation. Offering approximately 190 sqm of interior space, the property is distributed across three spacious en-suite bedrooms. The principal bedroom stands out with a walk-in dressing area, direct access to the main terrace and a secondary private terrace, as well as an elegant en-suite bathroom with a hydromassage bathtub and separate shower. A guest toilet completes the layout. The large independent kitchen is complemented by a separate laundry room, providing everyday practicality and comfort. The main living room, generously sized and filled with natural light thanks to its south-facing orientation, features a fireplace and offers a warm and elegant atmosphere. From here, there is access to an impressive terrace with both covered and open areas, ideal for enjoying the Mediterranean lifestyle throughout the year. One of the most exclusive features of the property is its direct access to a communal garden with an almost private-use feel, offering a rare sense of independence and privacy in an apartment setting. The property further benefits from two spacious parking spaces (30 sqm) and a large 27 sqm storage room. Although beautifully maintained, the property remains in its original 2002 condition, offering an excellent opportunity to modernise and transform it into a truly spectacular contemporary residence tailored to modern standards. Monte Paraíso Country Club is an exclusive gated community renowned for its privacy, security, and quality of life, offering 24-hour security, lush and meticulously maintained tropical gardens, several communal swimming pools, and a peaceful, well-established natural environment. Ideally located just minutes from Marbella town centre, beaches, prestigious golf courses, fine dining, and a wide range of amenities, it perfectly combines tranquillity, exclusivity, and proximity to vibrant coastal living. The property further benefits from:

- Two spacious parking spaces (30 sqm)
- A large 27 sqm storage room

While beautifully maintained, the property remains in its original 2002 condition, offering an excellent opportunity to modernise and transform it into a truly spectacular contemporary residence tailored to today's standards and tastes. Property Highlights

- Marble flooring throughout
- Hot and cold air conditioning
- Underfloor heating throughout the entire property
- Solid construction with excellent original build quality

Monte Paraíso Country Club is an exclusive gated community renowned for its privacy, security, and high-end living environment, offering:

- 24-hour security
- Lush, meticulously maintained tropical gardens
- Several communal swimming pools
- A peaceful, well-established residential setting

**Расположение**

- ✓ Рядом с портом
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Рядом с лесом
- ✓ Рядом с портом
- ✓ Урбанизация

**Особенности**

- ✓ Крытая терраса
- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ Спутниковое телевидение
- ✓ WiFi
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Доступ для инвалидов
- ✓ Мраморные полы
- ✓ Джакузи
- ✓ Барбекю
- ✓ Двойные стеклопакеты
- ✓ Круглосуточная ресепшн
- ✓ Рядом с мечетью
- ✓ Возле церкви
- ✓ Оптическое волокно

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода

**ОРИЕНТАЦИЯ**

- ✓ Юг

**Мебель**

- ✓ По желанию

**Категория**

- ✓ Перепродажа

**Состояние**

- ✓ Хорошее

**Кухня**

- ✓ Полностью оборудованная

**бассейн**

- ✓ Общий

**Сад**

- ✓ Общественный
- ✓ Ландшафтный дизайн

**Климат-контроль**

- ✓ Кондиционер
- ✓ Кондиционер холодного воздуха
- ✓ Камин
- ✓ Полы с подогревом

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Электрические жалюзи
- ✓ Домофон
- ✓ Охрана 24 часа
- ✓ Сейф

**ВИД**

- ✓ Море
- ✓ Горы
- ✓ Сад

**Парковка**

- ✓ Подземная
- ✓ С навесом
- ✓ Более чем один
- ✓ Общая