EK
ARBAT ESTATES

Продажа - Апартамент - Marbella

535.000€

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Ref.-ID: R5419507 **Marbella** **Апартамент**

Коммунальные: 1,800 EUR / год **ИБИ: 790 EUR / год** **Мусор: 180 EUR / год** **3** **3.5** **180 m2**

Price reduced from 560,000 to 535,000 for a limited time. Three-bedroom duplex penthouse, currently configured as a spacious two-bedroom residence, with the possibility of easily restoring its original layout. The property features three full bathrooms and one guest toilet. This elegant home offers 130 m² of interior living space arranged over two levels, complemented by two superb terraces of 25 m² each, providing the perfect setting for outdoor dining, entertaining, or simply relaxing while enjoying the Mediterranean climate. From both terraces, residents can take in beautiful open views of the sea and the communal swimming pool, creating a bright and inviting atmosphere throughout the property. Situated in a prestigious golf-side location within an exclusive gated community with 24-hour security, beautifully maintained gardens, and two communal swimming pools, the penthouse enjoys a southwest orientation that fills the property with natural light throughout the day. The accommodation includes a spacious living and dining area, a fully fitted kitchen, a separate utility room, marble bathrooms, and bedrooms with fitted wardrobes, several of which benefit from en-suite facilities. The property is sold furnished and equipped with hot and cold air conditioning, double glazing, a home automation system, security grilles, and automatic entry access. An underground parking space is included. Its privileged location close to international schools, amenities, leisure facilities, and renowned golf courses, combined with excellent rental potential, makes it an outstanding choice as a permanent residence, holiday home, or investment opportunity on the Costa del Sol. Duplex Penthouse, Close to Golf, Fitted Kitchen, Underground parking, Communal Pool, Garden: Community, Facing: Southwest Views: Sea Features: 2 Community Pools, 24 hrs Security System, 5-10 minutes to Golf Course, Air Conditioning Hot/Cold, Automatic Entrance, Central Heating, Community Garden, Community Pool, Conveniently Situated for Golf, Conveniently Situated Schools, Double Glazing, En suite bathroom, Fireplace, Fitted Kitchen, Fitted Wardrobes, Furnished, Gated Complex, Good Rental Potential, Guest Wardrobe, Landscaped Gardens, Laundry room, Living room with fireplace, Marble Bathroom, Parking, Pre-installed Air-Conditioning, Prestigious Area, Private Terrace, Quality Residence, Sea Views, Security Grills, Smart Home, Sunny terraces, Underground parking, Well maintained community

Расположение
- ✔ Рядом с гольф-полем
- ✔ Близко к школам

ОРИЕНТАЦИЯ
- ✔ Юго-Западная ориентация

бассейн
- ✔ Коммунальный бассейн

Климат-контроль
- ✔ Пре-установленный
- ✔ Кондиционер холодного воздуха
- ✔ Центральное отопление
- ✔ Камин

ВИД
- ✔ Вид на море

Особенности
- ✔ Встроенные шкафы
- ✔ Приватная терраса
- ✔ Подсобное помещение
- ✔ Ванная комната
- ✔ Двойные стеклопакеты

Мебель
- ✔ Полностью меблированный

Кухня
- ✔ Полностью оборудованная кухня

Сад
- ✔ Общий сад
- ✔ Ухоженный сад

меры безопасности
- ✔ Огражденный комплекс
- ✔ Охрана 24 часа