



# Ground Floor Apartment for sale in Marbella, Marbella

1,245,000 -  
1,495,000 €

Reference: R4653091 Bedrooms: 3 - 4 Bathrooms: 3 - 4 Build Size: 149m<sup>2</sup> - 211m<sup>2</sup> Terrace: 5m<sup>2</sup> - 131m<sup>2</sup>





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## Costa del Sol, Marbella

### VISIT OUR NEW SHOW APARTMENTS!

This gated residential complex is a true dream come true, located in the prestigious eastern area of Marbella. Comprising 104 elegant 3- and 4-bedroom homes, it rests on gentle hills caressed by the sea breeze – the perfect setting to enjoy life's finest moments. Just minutes from Marbella's entrance, the location offers excellent access to renowned golf resorts, top international schools, health centres, and some of the Costa del Sol's best beaches.

A wealth of amenities, including fine dining restaurants, beach clubs, and leisure venues, can be reached in under 10 minutes. Direct access to the A-7 and AP-7 motorways allows quick connections to Marbella Old Town, Puerto Banús, and nearby coastal towns. Both Málaga and Gibraltar airports are easily accessible for international travel.

With various property types and orientations, the development includes ground-floor units with expansive terraces and gardens, as well as penthouses with panoramic views of the golf course and natural surroundings. Modern, open-plan layouts merge living and kitchen spaces, enhanced by large-format porcelain tiles, floor-to-ceiling windows, and integrated LED lighting. Landscaped gardens with mature pine trees provide privacy, while on-site leisure and sports facilities support a balanced, healthy lifestyle in a peaceful, natural environment.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
24 Hour Reception  
Fitted Wardrobes  
Solarium  
WiFi  
Gym  
Sauna  
Utility Room  
Jacuzzi  
Domotics  
Basement  
Access for people with reduced mobility

### Views

Sea  
Mountain  
Panoramic  
Country  
Garden  
Pool  
Golf

### Pool

Communal  
Heated  
Indoor  
Children`s Pool

### Garden

Communal  
Private  
Landscaped  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

East  
South  
South East  
South West

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Shops  
Close To Town  
Close To Schools  
Close To Forest  
Close To Marina

### Furniture

Not Furnished

### Security

Gated Complex  
Electric Blinds  
Entry Phone

### Category

Golf  
Luxury  
With Planning Permission

### Climate Control

Pre Installed A/C  
Cold A/C  
Hot A/C

### Condition

Excellent  
New Construction

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Covered  
Communal  
More Than One



Contemporary  
New Development