## Sales - Apartment - The Golden Mile

# 985.000€











**Ref.-ID: MIBGR5389393** **The Golden Mile** **Apartment**

**Community: 2,388 EUR / year** **IBI: 907 EUR / year** **Rubbish: 185 EUR / year** **2** **2** **119 m2**

Exclusive luxury apartment in the prestigious Las Cañas Beach, a beachfront community located in Marbella's highly sought-after Golden Mile offering direct access to the promenade and the Mediterranean Sea, allowing residents to enjoy a privileged lifestyle surrounded by restaurants, boutiques, and all essential amenities within walking distance. Marbella town centre and Puerto Banús are just a few minutes away. The apartment is presented in excellent condition and offers 119 m² built area of which 22 m2 are terrace. It features two spacious bedrooms and two fully fitted bathrooms, one of them en-suite with underfloor heating for added comfort. The elegant living and dining area opens onto a beautiful enclosed private terrace fitted with glass curtains and electric awnings, offering pleasant views over the mature gardens and one of the communal pools. The fully equipped kitchen includes a separate utility room, providing both practicality and convenience. High-quality interior features include marble flooring, air conditioning, electric shutters, double glazing, and fitted wardrobes. The apartment also includes a private parking space and a storage room. An outstanding opportunity to enjoy luxury, comfort, privacy, and security in one of Marbella's most exclusive beachfront locations, Las Cañas Beach, a gated and impeccably maintained complex offering 24h security, surveillance cameras, tropical gardens, three communal swimming pools, and direct beach access.

**Setting**
- ✔ Beachfront
- ✔ Beachside
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Close To Schools

**Orientation**
- ✔ West Facing

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ U/F/H Bathrooms

**Views**
- ✔ Garden Views
- ✔ Pool Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Double Glazing

**Furniture**
- ✔ Fully Furnished

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Entry Phone
- ✔ 24 Hour Security

**Parking**
- ✔ Private Parking

**Category**
- ✔ Beachfront
- ✔ Luxury