

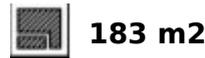
Ref.-ID: MIBGR5310658

Marbella

Apartment

Community: 4,392 EUR / year IBI: 1,251 EUR / year

Rubbish: 184 EUR / year



English We present a unique opportunity to acquire a luxury property, fully renovated and ready to move into, in the prestigious Torre Real Urbanization in East Marbella. This spectacular, brand-new, fully refurbished home has a built area of 183 m². It represents excellence in contemporary design following a high-quality comprehensive renovation designed for maximum comfort and energy efficiency. The apartment stands out for its impressive brightness and an intelligent layout that perfectly separates the sleeping areas from the living spaces, featuring 4 spacious bedrooms and 3 modern bathrooms equipped with underfloor heating for an unparalleled thermal sensation. The living area opens onto a magnificent 25 m² south-facing main terrace that has been climate-controlled and enclosed with state-of-the-art glass curtains, allowing you to enjoy this outdoor space year-round in total comfort, while a second 5 m² north-facing terrace guarantees ideal cross-ventilation. Technology and construction quality are the pillars of this renovation, which includes a cutting-edge aerothermal system for water heating, a high-end kitchen fully equipped with Bosch appliances, and a separate laundry room for added functionality. Special attention has been paid to acoustic and thermal well-being through total soundproofing on all walls shared with neighbors, the installation of high-efficiency thermal break windows, and electric shutters in all rooms. Furthermore, the property is fully accessible and suitable for wheelchair users, including a garage space and a private storage room with direct and convenient access via the building's elevator. Regarding its legal status, the home offers an absolute guarantee, being fully legal and free of any charges or encumbrances from the Marbella urban plan. It is located in a building exclusively for residential use where holiday rentals are strictly prohibited to ensure the peace and privacy of the owners. The property is situated within the prestigious gated community of Torre Real, which features 24-hour private security and offers nearly 50,000 m² of lush Mediterranean gardens. Residents have access to unrivaled common facilities including 2 large community pools, tennis courts, paddle courts, and a modern pickleball court, all in a privileged location in East Marbella, just steps away from the best golf courses and the most exclusive beaches on the Costa del Sol.

Setting

- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Forest
- ✓ Close To Marina
- ✓ Urbanisation

Climate Control

- ✓ Air Conditioning
- ✓ U/F Heating
- ✓ U/F/H Bathrooms

Kitchen

- ✓ Fully Fitted

Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

Orientation

- ✓ North
- ✓ North East
- ✓ South
- ✓ South West

Views

- ✓ Sea
- ✓ Mountain
- ✓ Panoramic
- ✓ Garden
- ✓ Pool
- ✓ Forest

Garden

- ✓ Communal
- ✓ Landscaped

Category

- ✓ Beachfront
- ✓ Golf
- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Contemporary

Condition

- ✓ Excellent
- ✓ Recently Renovated
- ✓ Recently Refurbished

Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Paddle Tennis
- ✓ Tennis Court
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Barbeque
- ✓ Double Glazing
- ✓ Near Mosque
- ✓ Near Church
- ✓ Fiber Optic

Security

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Alarm System
- ✓ 24 Hour Security

Pool

- ✓ Communal

Furniture

- ✓ Fully Furnished

Parking

- ✓ Underground
- ✓ Covered
- ✓ Communal
- ✓ Private





















