

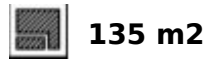
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La Quinta

Apartment

Community: 5,280 EUR / year IBI: 757 EUR / year

Rubbish: 18 EUR / year



Key features: - Exceptional Spaces: 135m<sup>2</sup> + 66m<sup>2</sup> terraces - Unique Private Garden: almost 400m<sup>2</sup> for private use, fenced, and fully maintained by the community - Natural Light: A corner property with triple orientation (South-West, South, South-East) to enjoy sun or shade at any time of the day - Surrounded by Nature: Stunning panoramic views of the garden, mountains, and surrounding landscape - Premium Finishes: NEFF appliances, underfloor heating throughout and A/C (zonal), indirect LED lighting, guest toilet, ... - Total Comfort: 2 underground parking spaces (with EV charger), large storage room, elevator, gated and secured community with swimming pool - Eco-Friendly: BREEAM "Very Good" certification and EPC Class B Located in the heart of the prestigious Real de La Quinta estate, this magnificent modern 3-bedroom ground-floor apartment captivates with its contemporary design and luxurious features. With 135m<sup>2</sup> of perfectly arranged space, it offers a living environment bathed in light and a constant connection with nature. Refined and Luminous Interior: From the entrance, a warm atmosphere sets in, enhanced by indirect LED lighting in every room. The living area opens to the outdoors thanks to large floor-to-ceiling windows that retract fully into the walls, creating an invisible transition between the lounge and the terrace. The kitchen, fully equipped with NEFF appliances, features a convivial bar ideal for social moments. From wherever you are, the apartment enjoys breathtaking views of the private-use garden, the mountains, and the surrounding nature. Sleeping Area and Comfort: The layout was designed for privacy: a night hall serves the different spaces. It opens onto a spacious master suite with direct garden access and an en-suite bathroom, as well as two other generous bedrooms sharing a modern shower room. Each bedroom benefits from electric shutters and large built-in wardrobes. A laundry room / guest toilet completes this functional ensemble. Comfort is absolute thanks to the full underfloor heating and reversible air conditioning, both independently adjustable in each room. Spectacular Outdoors: One of the major assets of this property lies in its exterior spaces: a vast 66m<sup>2</sup> terrace, partly covered and equipped with heating, which extends toward a superb fenced garden of nearly 400m<sup>2</sup> (maintained by the community). Thanks to its triple orientation (Southeast, South, and Southwest), you will enjoy the Mediterranean sun or a saving patch of shade at any time of day, in complete privacy. An Exceptional Residence and Resort: The property includes two parking spaces (one with an electric charger) and a spacious storage room, accessible by elevator. The residence, secure and gated, offers a very large swimming pool with panoramic views of the Sea and mountains. This exclusive location offers a setting of absolute calm, while being only 10 minutes from the vibrant life of Marbella and Puerto Banús. The Real de La Quinta resort spans 200 hectares and will soon offer world-class infrastructure, featuring a central lake and its leisure club dedicated to water sports (Paddle surf, Kayak, Water bikes), a refined clubhouse with a restaurant, outdoor and indoor pools, a gym, a spa, tennis and padel courts, and a golf academy with its own course. A new access road toward Nueva Andalucía is under going, further optimizing connectivity. Whether as a secure "lock-up & leave" second home or a permanent residence in a healthy and spacious environment, this BREEAM "Very Good" certified apartment, with an excellent EPC rating, embodies the perfect balance between luxury, sustainability, and serenity.

**Setting**

- ✓ Close To Golf
- ✓ Urbanisation

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ U/F Heating
- ✓ U/F/H Bathrooms

**Garden**

- ✓ Private
- ✓ Landscaped
- ✓ Easy Maintenance

**Category**

- ✓ Luxury
- ✓ Resale
- ✓ Contemporary

**Orientation**

- ✓ South East
- ✓ South
- ✓ South West

**Views**

- ✓ Mountain
- ✓ Country
- ✓ Panoramic
- ✓ Garden

**Security**

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Entry Phone
- ✓ 24 Hour Security

**Condition**

- ✓ Excellent

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ WiFi
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Double Glazing
- ✓ Fiber Optic

**Parking**

- ✓ Underground
- ✓ Garage
- ✓ More Than One
- ✓ EV charge point

**Pool**

- ✓ Communal
- ✓ Children`s Pool

**Kitchen**

- ✓ Fully Fitted

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water



















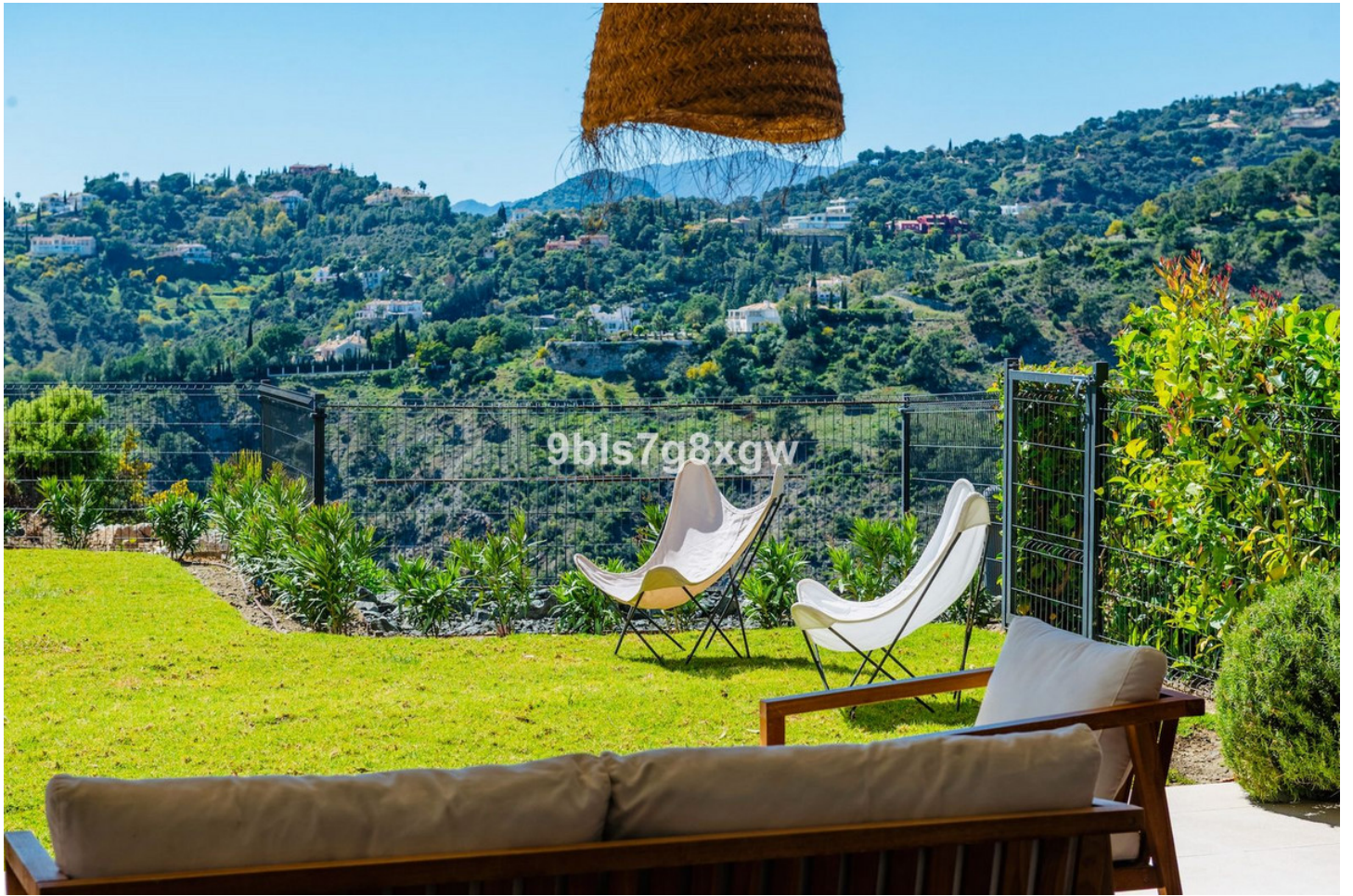










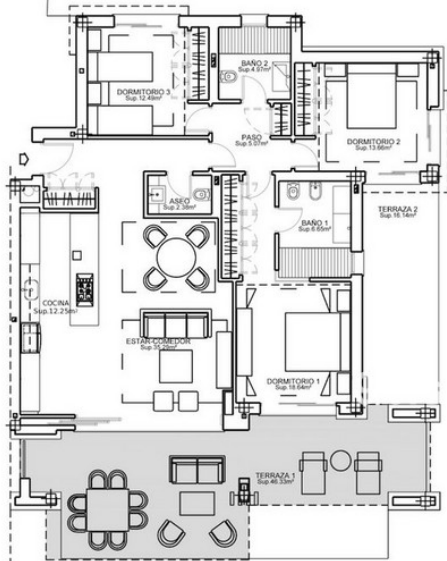






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The information herein is provided for informational purposes only and does not constitute an offer of investment.





Total superficie construida	135.35m <sup>2</sup>
Total superficie útil *	122.54m <sup>2</sup>
Total superficie construida + comunes	154.18m <sup>2</sup>
Total superficie terraza cubierta	43.07m <sup>2</sup>
Total superficie terraza abierta	23.14m <sup>2</sup>
Total superficie terrazas	66.21m <sup>2</sup>

\* Superficie útil según decreto 218 / 2005

La superficie mostrada en el plano corresponde a superficie útil



**Situación en Parcela**

