

# Продажа - Апартамент - Altos de los Monteros

## 760.000€

Altos de los Monteros

Апартамент

Коммунальные: 2,640 EUR / год



3



3



190 m<sup>2</sup>

STUNNING penthouse duplex in the beautiful, newly built modern complex, located in Elements, Altos de Marbella, just a 7-minute drive from alluring beaches and the Marbella arch, and an additional 5-minute drive to La Cañada and the charming Marbella Old Town. This glamorous southwest-oriented home boasts magnificent views, top-of-the-line qualities, and a feel of luxury & comfort all around. On the first level, we find an open-plan living area, bright and spacious, with raised ceilings that give this particular apartment a feeling of openness as you walk in. This duplex has beautiful Porcelanosa flooring throughout, and a well-equipped kitchen that features a gorgeous Silestone countertop, perfect for entertaining or enjoying a relaxing brunch. All ceiling lights throughout the house are energy efficient with invisible elements. The living room is perfect for a cozy gathering. On this level, we find a guest bedroom with a bathroom. The fantastic terrace spans the entire length of the floor and can be accessed from both the living room and kitchen. It fits a dining table, perfect for gatherings on a warm Andalusian summer evening, or a fun-filled family lunch. It is also a welcoming sitting area where one can enjoy a nice glass of wine, a relaxing conversation, and, of course, the fabulous views of the Mediterranean and the nearby hills. A little slice of paradise at home! A sophisticated modern stairway leads us upstairs, where we find two more bedrooms, each with its en-suite bathroom. The master bedroom comes with ample built-in closets. On that same level, we see a second open terrace, ideal for sunbathing, as it is perfectly private, and where one can enjoy a snack while taking in the incredible views. Back on the bottom floor, the laundry room is separated from the kitchen by a door, where there is space for storage (like a pantry), and we find a washing machine. All appliances are top-tier brands (Siemens). The apartment features a highly efficient aero-thermal system with a heat pump. There is Central cooling/heating throughout, with independent thermostats in the living room and bedrooms, and energy-efficient heated flooring in the master bedroom and en-suite bathroom. The complex is modern, with clean lines and a lovely swimming pool area, where one can spend a relaxing morning or afternoon in the sun or under a tropical-style parasol. The gardens boast mature vegetation, like olive trees, that offer a lovely natural shade during the summer heat. Residents also have access to a clubhouse featuring a gym equipped with weights and other amenities, a lounging area ideal for parties and gatherings, a large TV for watching sports or movies, a fully equipped kitchen, a bathroom, and a lovely terrace with a dining table. The area is one of the safest in Marbella; still, the community is gated and has security cameras throughout the property. Indoor Built Area: 133,65m<sup>2</sup> Terraces: 53,35m<sup>2</sup>

**Расположение**

- ✓ Пригородная
- ✓ Рядом с гольф-полем
- ✓ Рядом с магазинами
- ✓ Близко к школам
- ✓ Урбанизация

**Климат-контроль**

- ✓ Кондиционер
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха
- ✓ Полы с подогревом в ванной

**Кухня**

- ✓ Полностью оборудованная

**ОРИЕНТАЦИЯ**

- ✓ Юг
- ✓ Юго-запад
- ✓ Запад

**ВИД**

- ✓ Море
- ✓ Горы

**Категория**

- ✓ Дома для отдыха
- ✓ Инвестиции
- ✓ Элитная
- ✓ Перепродажа

**Состояние**

- ✓ Отличное

**бассейн**

- ✓ Общий

**Сад**

- ✓ Общественный
- ✓ Ландшафтный дизайн

**Особенности**

- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ Тренажерный зал
- ✓ Подсобное помещение
- ✓ Ванная комната

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Электрические жалюзи
- ✓ Домофон

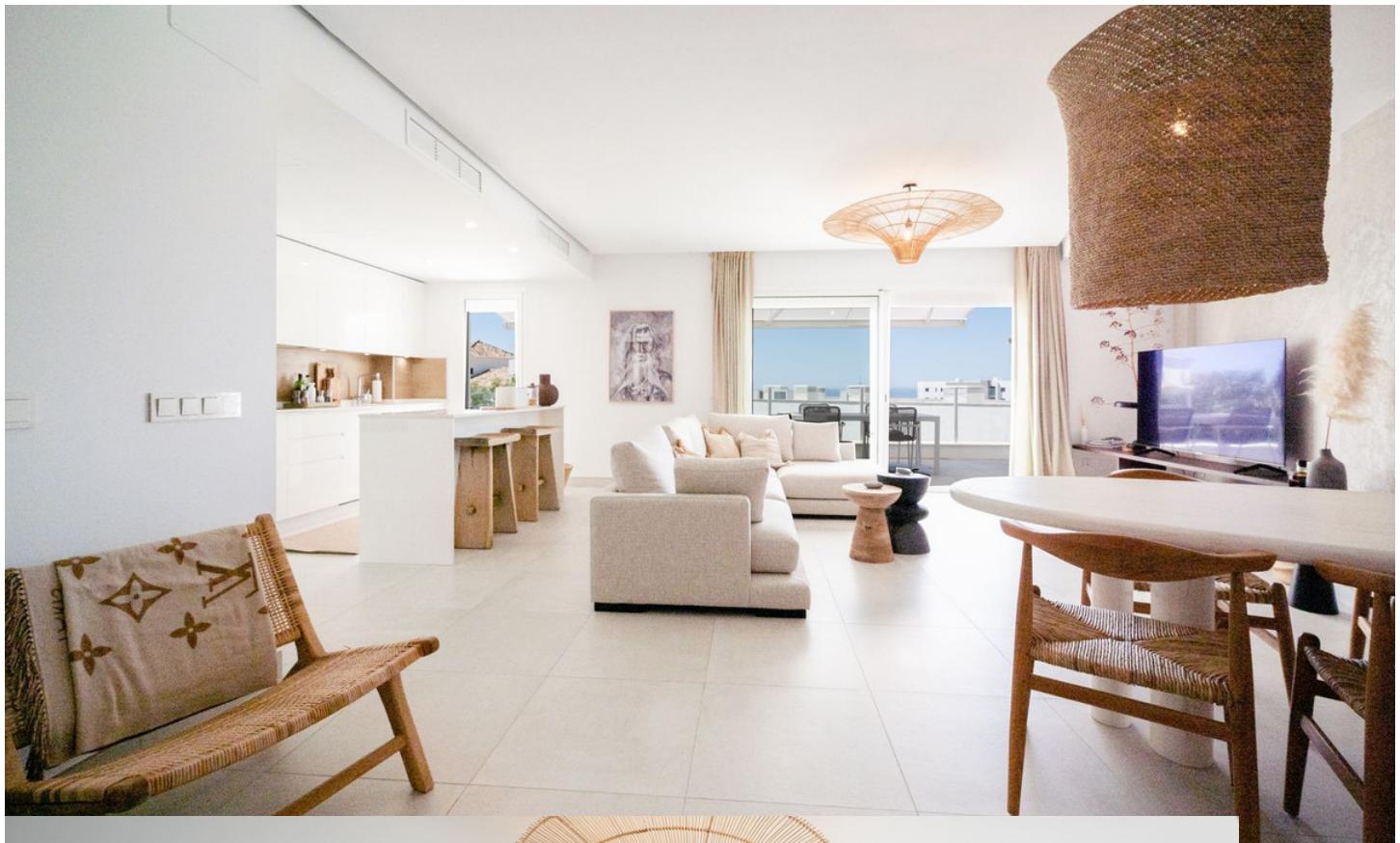
**Мебель**

- ✓ Частично меблированный

**Парковка**

- ✓ Гараж
- ✓ С навесом





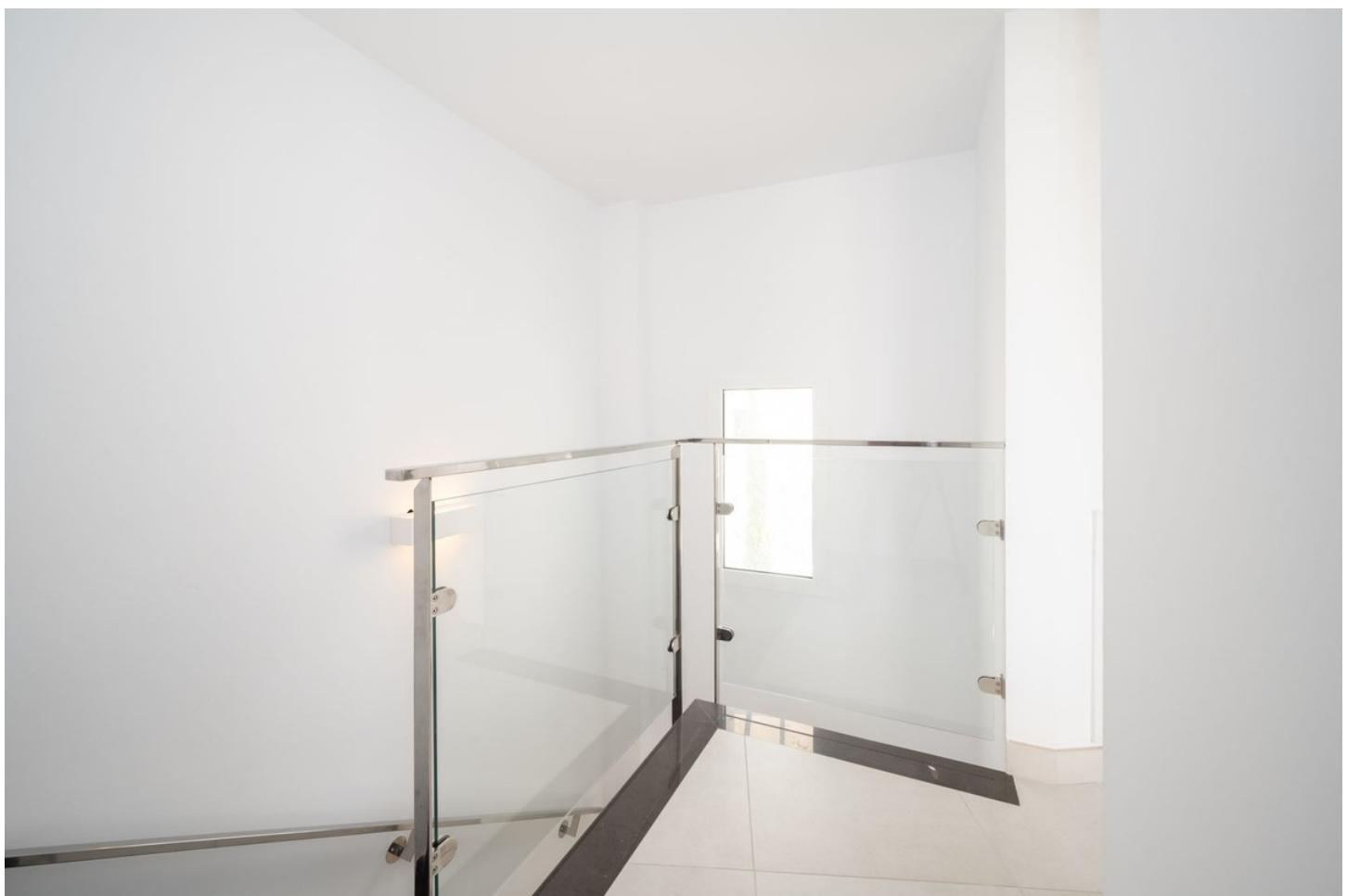


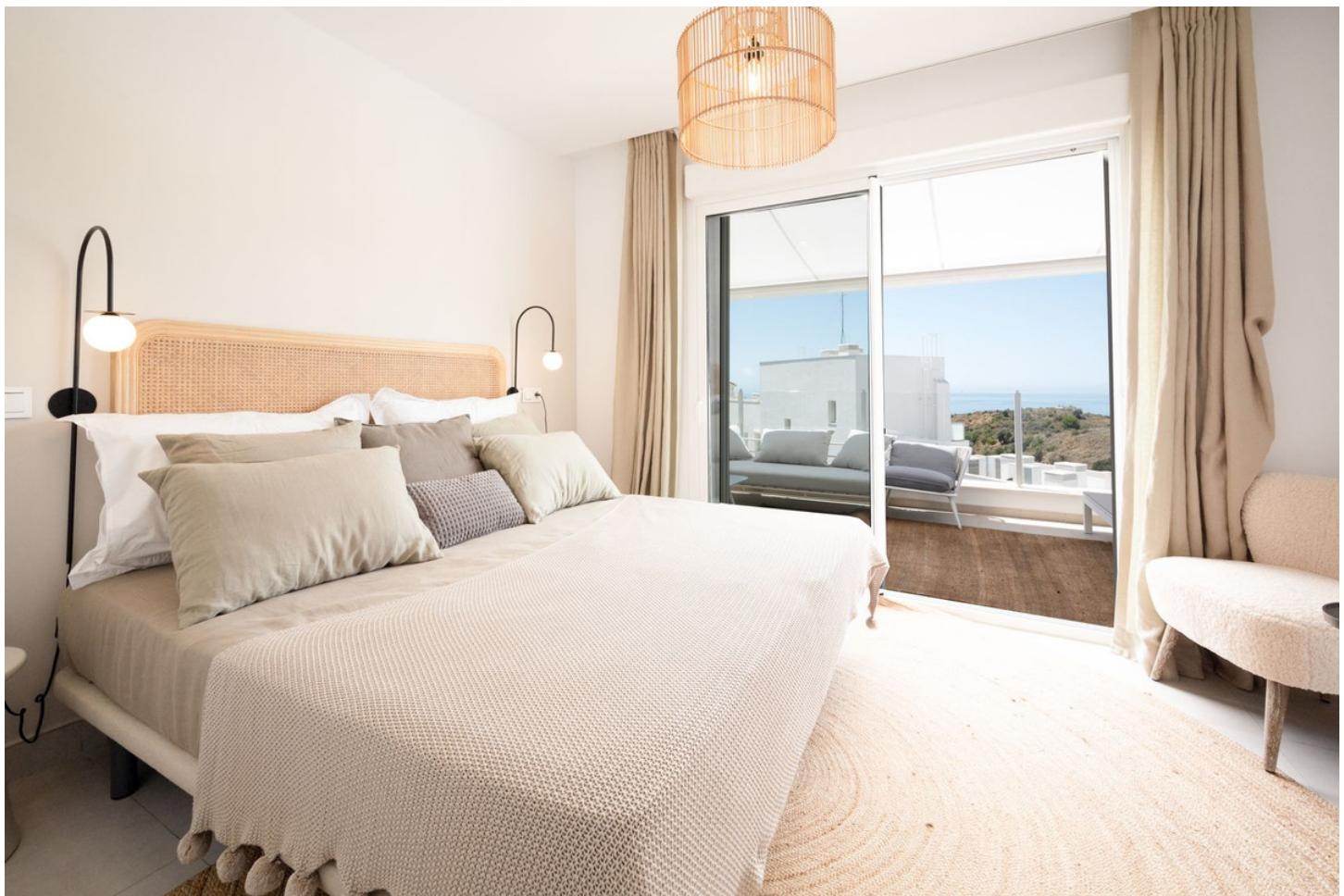






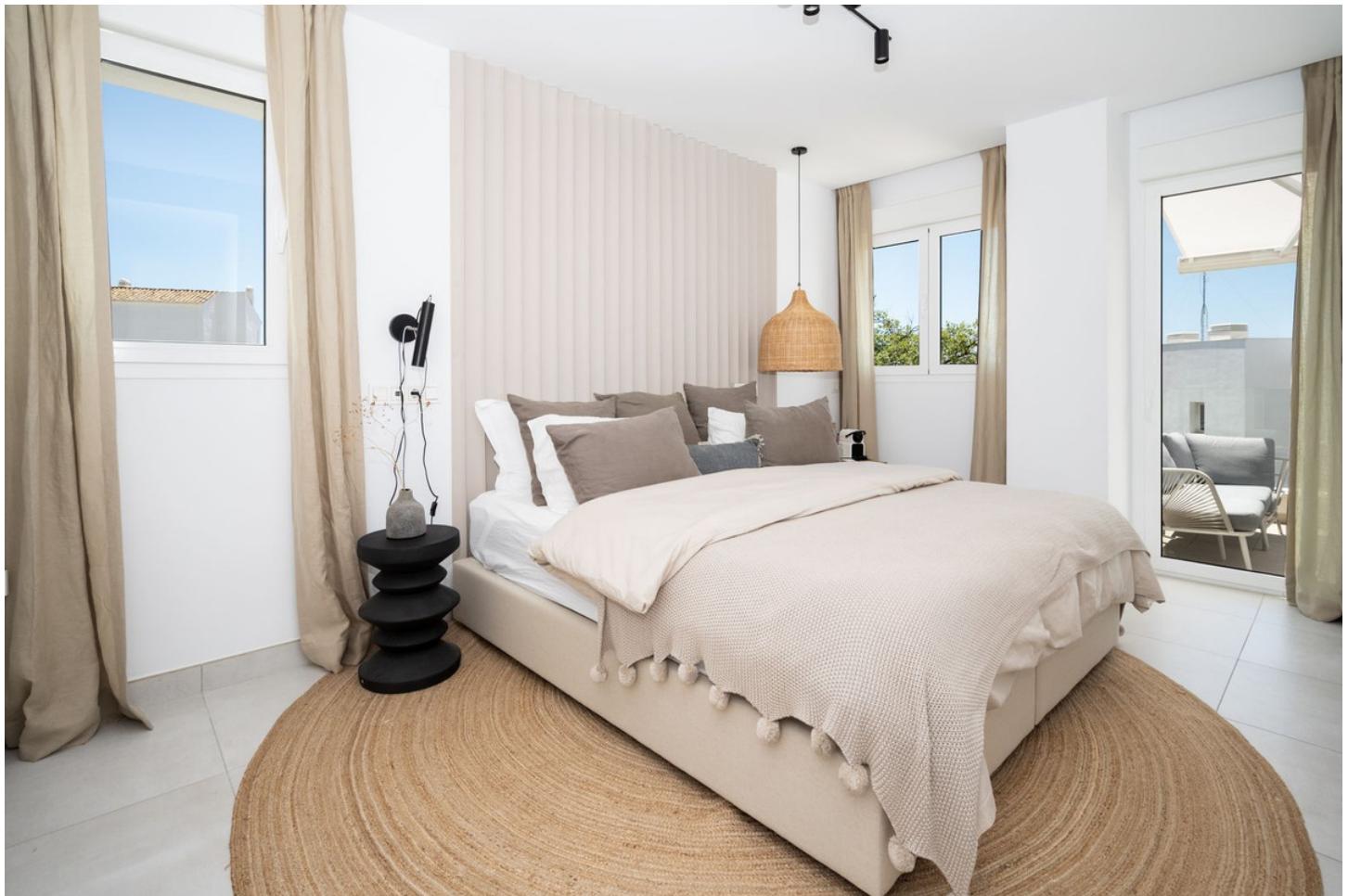


















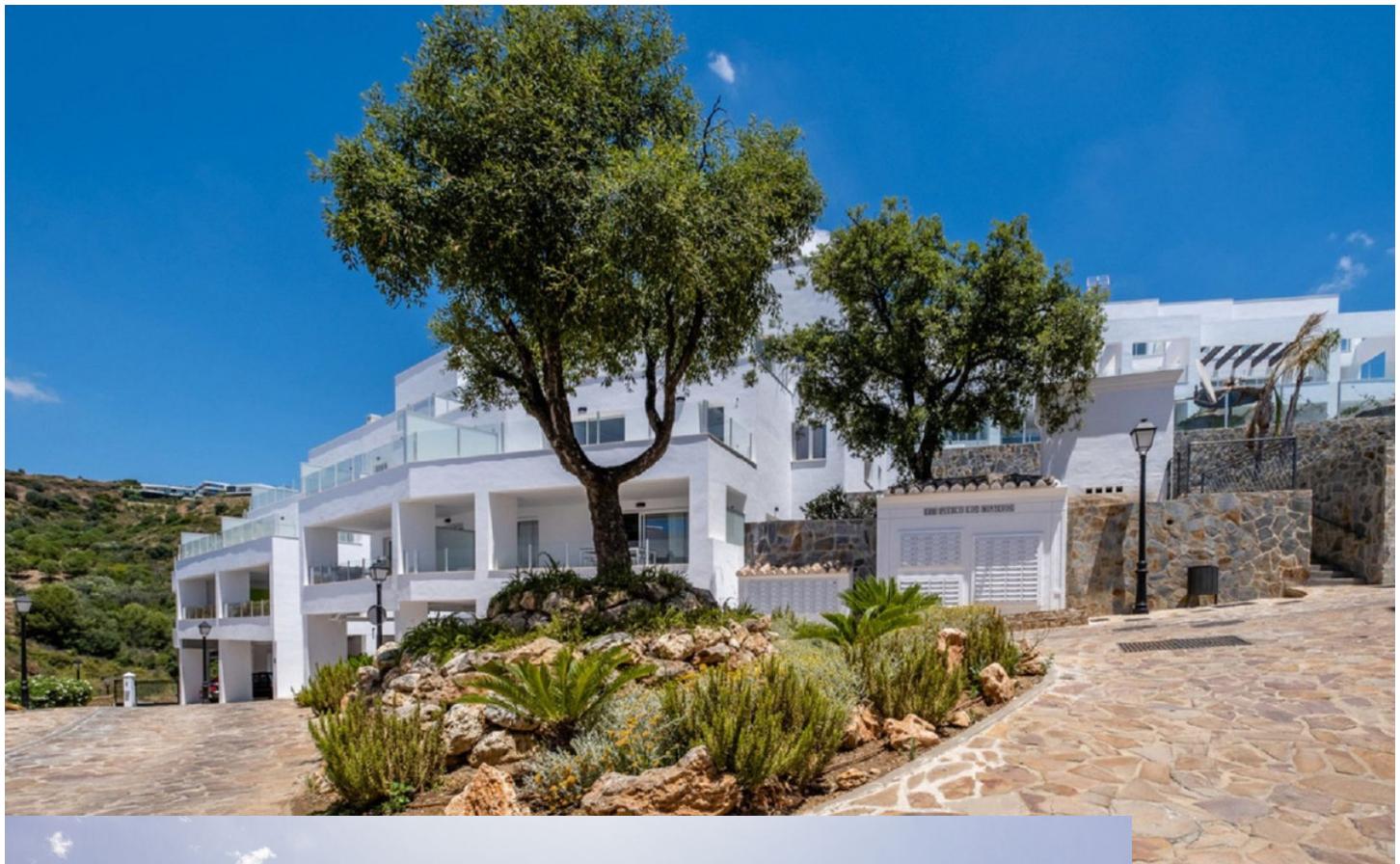






Las imágenes que contiene esta documentación son recreaciones virtuales con elementos decorativos, mobiliario y vegetación que no forman parte, en ningún caso, de la oferta pública fija. Lo mostrado en estas infografías tiene carácter meramente orientativo pudiendo sufrir variaciones en el transcurso de las obras por motivos técnicos.

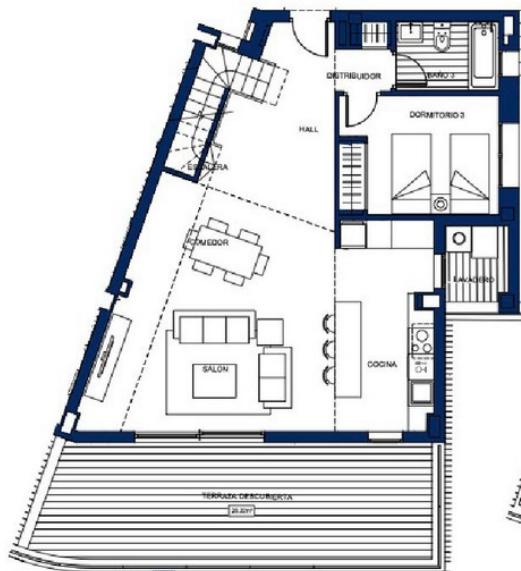




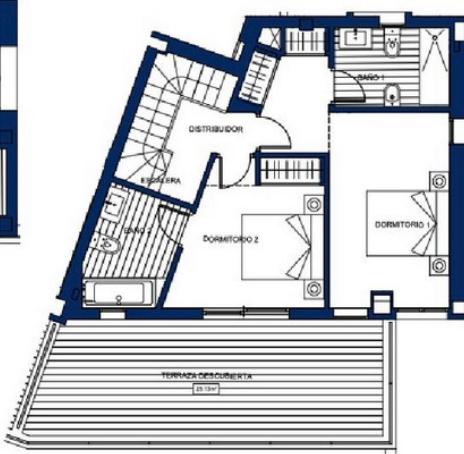


**ELEMENTS**  
MARBELLA

VIVIENDA N°21



PLANTA BAJA

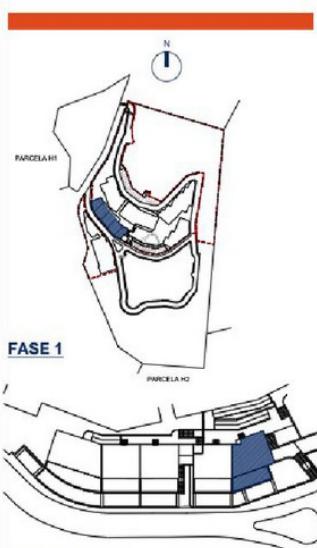


PLANTA ALTA

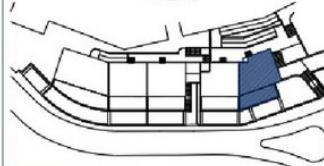
Escala 1 : 75

1 m 2 m 3 m 4 m 5 m 6 m 7 m 8 m 9 m 10 m

La información aquí contenida no tiene carácter contractual, pudiendo ser modificada durante el transcurso de la ejecución de la obra por exigencias técnicas, jurídicas o comerciales, sin que ello implique menoscabo en el nivel global de calidad. Los pasillos de acceso a la vivienda y salidas a patios, puede alterarse en función de la náusea de las calles y corresponde a la D.F. fijar el criterio a utilizar para ello.



FASE 1



**BLOQUE 3-E**  
**CUADRO DE SUPERFICIES**

Hall	9.25m <sup>2</sup>
Cocina	11.01m <sup>2</sup>
Escalera	5.28m <sup>2</sup>
Sálón- Comedor	27.80m <sup>2</sup>
Dormitorio 3	10.01m <sup>2</sup>
Baño 3	3.70m <sup>2</sup>
<b>TOTAL ÚTIL PLANTA BAJA</b>	<b>67.05m<sup>2</sup></b>
Distribuidor	3.80m <sup>2</sup>
Dormitorio 1	17.65m <sup>2</sup>
Dormitorio 2	10.74m <sup>2</sup>
Baño 1	4.80m <sup>2</sup>
Baño 2	5.37m <sup>2</sup>
<b>TOTAL ÚTIL PLANTA ALTA</b>	<b>42.36m<sup>2</sup></b>
<b>TOTAL ÚTIL INTERIOR</b>	<b>109.41m<sup>2</sup></b>
<b>CONSTRUIDA VIVIENDA</b>	<b>133.62m<sup>2</sup></b>
<b>CONSTRUIDA TERRAZAS</b>	<b>53.35m<sup>2</sup></b>
<b>CONSTRUIDA LAVADERO</b>	<b>3.03m<sup>2</sup></b>
<b>CONSTRUIDA TOTAL</b>	<b>190.00m<sup>2</sup></b>
<b>UTIL BOJA (1)</b>	<b>120.35m<sup>2</sup></b>
<b>CONSTRUIDA BOJA (1)</b>	<b>154.69m<sup>2</sup></b>

(1) Según Decreto 26/2005 (SLU), se define como la superficie del suelo interior de la vivienda y el 30% de recorridos y espacios de libre tránsito a 170 cm de altura.

Big Construcción SLP, S.A. de C.V. es responsable de la ejecución y para proporcionar datos de construcción.