

## Продажа - Апартамент - Altos de los Monteros

**695.000€**

**Altos de los Monteros**

**Апартамент**

**Коммунальные: 2,520 EUR / год**

**ИБИ: 890 EUR / год**



**3**



**3**



**195 m2**

STUNNING Penthouse duplex in the beautiful, newly built Elements, located in Altos de Los Monteros, Marbella, just an 8-minute drive from alluring beaches and the Marbella arch, and a 10-minute drive to La Cañada and the charming Marbella Old Town. This glamorous southeast-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 penthouse has beautiful Porcelanosa flooring throughout, and a well-equipped kitchen that features a gorgeous newly reformed countertop island, perfect for entertaining or enjoying a relaxing brunch. All ceiling lights throughout the house are energy-efficient and feature invisible elements. The living room is perfect for a cozy gathering. At that level, we also find a guest bedroom and a downstairs guest bathroom. The fantastic downstairs terrace expands the length of the entire first floor, and can be accessed from the living room. 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 the master bedroom with its stunning en-suite bathroom, a luxe and inviting space with tons of natural light. There is also an equally bright second guest bedroom and an additional bathroom. All rooms come with ample built-in closets. On that same level, we find a second terrace, perfect for sunbathing, since it is perfectly private, and where one can enjoy a snack while enjoying the wonderful views. Back on the first 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 penthouse has a Vaillant arothermal central cooling/heating, boiler, and underfloor heating system (extremely efficient). Each room in the house has its own independent thermostat. The master bedroom and ensuite bathroom floors have underfloor heating (water-based). The complex, Elements, is modern, with clean lines and a nice 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 nice natural shade during the summer heat. Residents also have access to a clubhouse with a gym with weights and other equipment, as well as a lounging area for parties, gatherings, a large TV to watch sports or movies, a fully equipped kitchen, a bathroom, and a nice terrace with a dining table. This wonderful penthouse-duplex has everything one could desire and enjoy the Marbella life! It is certainly a must-see! The apartment has no furniture and is ready to move in. Indoor Built Area: 127m<sup>2</sup>. Terraces: 56m<sup>2</sup>. Parking space: 12m<sup>2</sup>. Total: 195m<sup>2</sup>. Community Fees: €210 per month. IBI Fees: €895 per year.

**Расположение**

- ✓ Рядом с гольф-полем
- ✓ Урбанизация

**Климат-контроль**

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

**Кухня**

- ✓ Полностью оборудованная

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода
- ✓ Телефон

**ОРИЕНТАЦИЯ**

- ✓ Восток
- ✓ Юго-восток
- ✓ Юг

**ВИД**

- ✓ Море
- ✓ Горы
- ✓ Сельская местность
- ✓ Панорамный

**Сад**

- ✓ Общественный

**Категория**

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

**Состояние**

- ✓ Отличное
- ✓ Новое строительство

**Особенности**

- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ Спутниковое телевидение
- ✓ WiFi
- ✓ Тренажерный зал
- ✓ Игровая комната
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Двойные стеклопакеты
- ✓ Оптическое волокно

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Электрические жалюзи
- ✓ Домофон
- ✓ Охрана 24 часа
- ✓ Сейф

**бассейн**

- ✓ Общий

**Мебель**

- ✓ Без мебели

**Парковка**

- ✓ Гараж
- ✓ С навесом
- ✓ Приватная

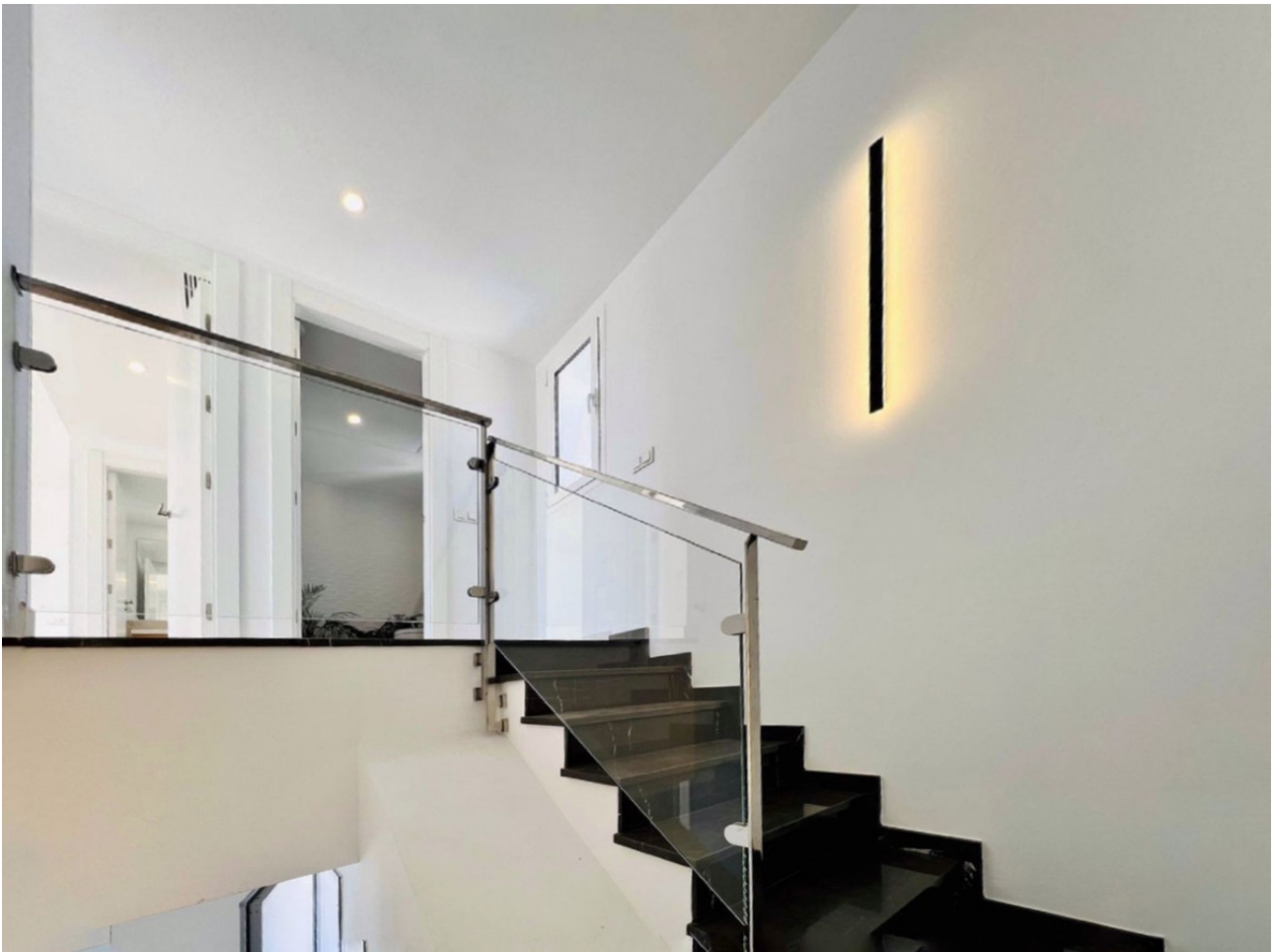






















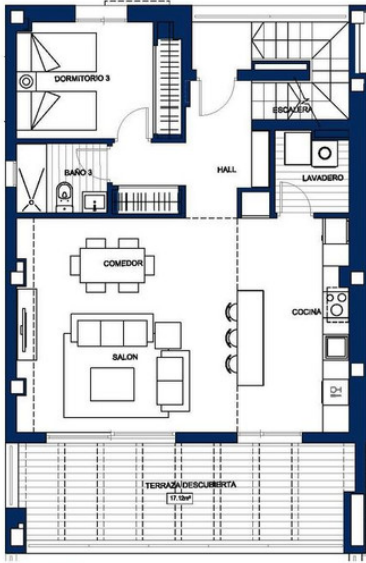




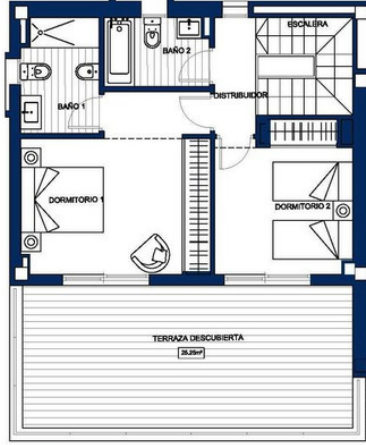






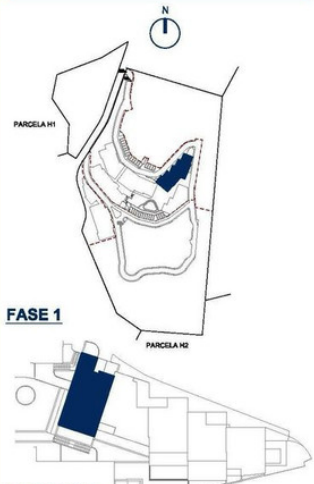


**PLANTA BAJA**



**PLANTA ALTA**

Escala 1 : 75



**FASE 1**

**BLOQUE 3-A**

**CUADRO DE SUPERFICIES**

Hall	7.75m <sup>2</sup>
Cocina	12.96m <sup>2</sup>
Lavadero	3.16m <sup>2</sup>
Salón- Comedor	25.25m <sup>2</sup>
Escalera	4.45m <sup>2</sup>
Dormitorio 3	10.20m <sup>2</sup>
Baño 3	3.36m <sup>2</sup>
<b>TOTAL ÚTIL PLANTA BAJA</b>	<b>67.13m<sup>2</sup></b>
Distribuidor	2.56m <sup>2</sup>
Dormitorio 1	15.50m <sup>2</sup>
Dormitorio 2	10.74m <sup>2</sup>
Baño 1	4.72m <sup>2</sup>
Baño 2	3.49m <sup>2</sup>
<b>TOTAL ÚTIL PLANTA ALTA</b>	<b>37.01m<sup>2</sup></b>
<b>TOTAL ÚTIL INTERIOR</b>	<b>104.14m<sup>2</sup></b>
<b>CONSTRUIDA VIVIENDA</b>	<b>127.44m<sup>2</sup></b>
<b>CONSTRUIDA TERRAZAS/PORCHE</b>	<b>56.04m<sup>2</sup></b>
<b>CONSTRUIDA TOTAL</b>	<b>183.48m<sup>2</sup></b>
<b>UTIL BOJA <sup>(1)</sup></b>	<b>114.55m<sup>2</sup></b>
<b>CONSTRUIDA BOJA <sup>(2)</sup></b>	<b>150.48m<sup>2</sup></b>