

## Продажа - Апартамент - Marbella

**1.250.000€**

**Marbella**

**Апартамент**

**Коммунальные: 5,160 EUR /  
год**

**ИБИ: 800 EUR / год**

**Мусор: 260 EUR / год**



**3**



**2**



**160 m<sup>2</sup>**

First-Floor Apartment with Panoramic Views in Palo Alto, Ojén Located within the prestigious gated community of Palo Alto, Jacarandas this elegant south/southeast-facing first-floor apartment enjoys stunning sea, mountain, and panoramic views in a peaceful elevated setting just above Marbella. The apartment offers a well-designed layout with bright open-plan living and dining areas that flow seamlessly into a fully equipped contemporary kitchen. Large windows open directly onto 40 m<sup>2</sup> of private terraces, creating a strong connection between indoor and outdoor living and providing an ideal space for relaxation or entertaining while enjoying the surrounding scenery. The property features three spacious bedrooms, all designed for comfort and functionality. In total, there are two modern bathrooms and a guest toilet, finished to a high standard with quality materials. A separate laundry room with additional storage enhances everyday convenience. Year-round comfort is ensured with underfloor heating and air conditioning throughout. The apartment is presented in excellent condition. Luxury Italian designer furniture and finishes can be included by separate agreement, allowing flexibility for the future owner. The price includes one private parking space in garage and a storage room. Residents of Palo Alto benefit from an exceptional lifestyle, with access to a wellness centre featuring a gym, sauna, and indoor heated pool, as well as a tennis court, on-site restaurant, and exclusive Owners Club. The community is secured with 24-hour security and surrounded by beautifully landscaped communal areas. This property is ideal for those seeking a tranquil yet well-connected home, with easy access to Marbella, beaches, golf courses, international schools, and all essential services.

- Расположение**
- ✓ Рядом с гольф-полем
  - ✓ Рядом с магазинами
  - ✓ Рядом с морем
  - ✓ Рядом с городом
  - ✓ Близко к школам
  - ✓ Рядом с лесом
  - ✓ Рядом с портом
  - ✓ Урбанизация

- ОРИЕНТАЦИЯ**
- ✓ Юго-восток
  - ✓ Юг

- Состояние**
- ✓ Отличное
  - ✓ Новое строительство

- бассейн**
- ✓ Общий
  - ✓ Закрытый

- Климат-контроль**
- ✓ Кондиционер
  - ✓ Полы с подогревом

- вид**
- ✓ Море
  - ✓ Горы
  - ✓ Сад
  - ✓ Бассейн
  - ✓ Лес

- Особенности**
- ✓ Крытая терраса
  - ✓ Лифт
  - ✓ Встроенные шкафы
  - ✓ Приватная терраса
  - ✓ WiFi
  - ✓ Тренажерный зал
  - ✓ Сауна
  - ✓ Падлл теннис
  - ✓ Теннисный корт
  - ✓ Кладовка
  - ✓ Ванная комната
  - ✓ Доступ для инвалидов
  - ✓ Джакузи
  - ✓ Барбекю

- Мебель**
- ✓ По желанию

- Кухня**
- ✓ Полностью оборудованная

- Сад**
- ✓ Общественный

- меры безопасности**
- ✓ Огражденный комплекс
  - ✓ Охрана 24 часа

- Парковка**
- ✓ Гараж

- Коммунальные услуги**
- ✓ Электричество

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



























