

# Продажа - Апартамент - The Golden Mile

## 2.500.000€

The Golden Mile

Апартамент

Коммунальные: 7,236 EUR / год

ИБИ: 1,480 EUR / год

Мусор: 185 EUR / год



3



3.5



405 m2

Exclusively presented, this exceptional duplex penthouse is located in the prestigious gated community of Lomas del Rey, one of the most sought-after addresses on Marbella's Golden Mile. Offering panoramic views of the Mediterranean Sea and La Concha Mountain, the property combines privacy, space, and a real prime location just minutes from Puente Romano, the beach, and Marbella's finest amenities. The property offers a total built area of 405m<sup>2</sup>, including a bright and well-distributed interior of 191m<sup>2</sup>. It features three spacious en-suite bedrooms, a guest toilet, an office, and an additional versatile space ideal as a games room, cinema room, or even a fourth bedroom. High-quality finishes include underfloor heating in the bathrooms, double glazing, electric blinds, and ample built-in wardrobes throughout. A standout feature is the impressive 214m<sup>2</sup> private terrace, designed for year-round outdoor living. With both covered and open areas, as well as a built-in barbecue, it is perfect for entertaining or enjoying the views in complete privacy. The community offers beautifully maintained tropical gardens, several swimming pools including a heated pool, and a children's play area, all within a secure environment with 24-hour security and concierge service. Additional features include air conditioning, fireplace, fibre optic internet, lift access, and a private garage. Ideally located within walking distance to international schools, restaurants, and the beach, this property represents an excellent opportunity as a primary residence or holiday home on the Golden Mile.

#### Расположение

- ✓ На побережье
- ✓ Рядом с морем
- ✓ Близко к школам

#### ОРИЕНТАЦИЯ

- ✓ Юго-запад

#### Состояние

- ✓ Отличное
- ✓ Хорошее

#### бассейн

- ✓ Общий
- ✓ С подогревом

#### Климат-контроль

- ✓ Кондиционер
- ✓ Камин
- ✓ Полы с подогревом в ванной

#### ВИД

- ✓ Море
- ✓ Горы
- ✓ Панорамный
- ✓ Бассейн

#### Особенности

- ✓ Крытая терраса
- ✓ Лифт
- ✓ Приватная терраса
- ✓ Игровая комната
- ✓ Кладовка
- ✓ Ванная комната
- ✓ Барбекю
- ✓ Двойные стеклопакеты
- ✓ Оптическое волокно

#### Мебель

- ✓ По желанию

#### Сад

- ✓ Общественный

#### меры безопасности

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

#### Парковка

- ✓ Более чем один
- ✓ Приватная

























































