

**Ref.-ID: MIBGR5310658**

**Marbella**

**Апартамент**

**Коммунальные: 4,392 EUR /**  
**год**

**ИБИ: 1,251 EUR / год**

**Мусор: 184 EUR / год**



**4**



**3**



**183 m2**

English We present a unique opportunity to acquire a luxury property, fully renovated and ready to move into, in the prestigious Torre Real Urbanization in East Marbella. This spectacular, brand-new, fully refurbished home has a built area of 183 m<sup>2</sup>. It represents excellence in contemporary design following a high-quality comprehensive renovation designed for maximum comfort and energy efficiency. The apartment stands out for its impressive brightness and an intelligent layout that perfectly separates the sleeping areas from the living spaces, featuring 4 spacious bedrooms and 3 modern bathrooms equipped with underfloor heating for an unparalleled thermal sensation. The living area opens onto a magnificent 25 m<sup>2</sup> south-facing main terrace that has been climate-controlled and enclosed with state-of-the-art glass curtains, allowing you to enjoy this outdoor space year-round in total comfort, while a second 5 m<sup>2</sup> north-facing terrace guarantees ideal cross-ventilation. Technology and construction quality are the pillars of this renovation, which includes a cutting-edge aerothermal system for water heating, a high-end kitchen fully equipped with Bosch appliances, and a separate laundry room for added functionality. Special attention has been paid to acoustic and thermal well-being through total soundproofing on all walls shared with neighbors, the installation of high-efficiency thermal break windows, and electric shutters in all rooms. Furthermore, the property is fully accessible and suitable for wheelchair users, including a garage space and a private storage room with direct and convenient access via the building's elevator. Regarding its legal status, the home offers an absolute guarantee, being fully legal and free of any charges or encumbrances from the Marbella urban plan. It is located in a building exclusively for residential use where holiday rentals are strictly prohibited to ensure the peace and privacy of the owners. The property is situated within the prestigious gated community of Torre Real, which features 24-hour private security and offers nearly 50,000 m<sup>2</sup> of lush Mediterranean gardens. Residents have access to unrivaled common facilities including 2 large community pools, tennis courts, paddle courts, and a modern pickleball court, all in a privileged location in East Marbella, just steps away from the best golf courses and the most exclusive beaches on the Costa del Sol.

**Расположение**

- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Рядом с лесом
- ✓ Рядом с портом
- ✓ Урбанизация

**Климат-контроль**

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

**Кухня**

- ✓ Полностью оборудованная

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода
- ✓ Телефон

**ОРИЕНТАЦИЯ**

- ✓ Север
- ✓ Северо-восток
- ✓ Юг
- ✓ Юго-запад

**ВИД**

- ✓ Море
- ✓ Горы
- ✓ Панорамный
- ✓ Сад
- ✓ Бассейн
- ✓ Лес

**Сад**

- ✓ Общественный
- ✓ Ландшафтный дизайн

**Категория**

- ✓ Первая линия пляжа
- ✓ Гольф
- ✓ Дома для отдыха
- ✓ Инвестиции
- ✓ Элитная
- ✓ Современного

**Состояние**

- ✓ Отличное
- ✓ Недавно отремонтированная
- ✓ Недавно отделанная

**Особенности**

- ✓ Крытая терраса
- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Падлл теннис
- ✓ Теннисный корт
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Доступ для инвалидов
- ✓ Барбекю
- ✓ Двойные стеклопакеты
- ✓ Рядом с мечетью
- ✓ Возле церкви
- ✓ Оптическое волокно

**меры безопасности**

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

**бассейн**

- ✓ Общий

**Мебель**

- ✓ Полностью меблированный

**Парковка**

- ✓ Подземная
- ✓ С навесом
- ✓ Общая
- ✓ Приватная









































