

**Sales - Apartment - Altos de los Monteros**  
**649.000€**



**Ref.-ID: MIBGR4745077**

**Altos de los Monteros**

**Apartment**

**Community: 2,076 EUR / year**

**IBI: 850 EUR / year**



**3**



**3**



**164 m2**

STUNNING duplex in the beautiful, newly built modern complex, located in 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 cloakroom and the master bedroom with walk-in closet and, en-suite bathroom. The fantastic covered terrace expands the length of the entire floor, and can be accessed from the living-room and master bedroom. 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 downstairs, where we find two more bedrooms with a shared bathroom. Both rooms come with ample built-in closets. On that same level we find a second open terrace, perfect for sunbathing, since it is perfectly private, and where one can enjoy a snack while enjoying the wonderful views. Back on the top 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 has central cooling/heating air in all parts of the house, with independent thermostats in the living-room and bedrooms, as well as energy efficient heated flooring in the master bedroom and en-suite bathroom. The complex 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. The area is one of the safest in Marbella, still, the community is gated and has security cameras throughout the property. The property has a first occupancy license and the community permits holiday rentals. Indoor Built Area: 107m<sup>2</sup> Uncovered Terrace: 34m<sup>2</sup> Covered Terrace: 23m<sup>2</sup>

#### Setting

- ✓ Close To Golf
- ✓ Urbanisation

#### Orientation

- ✓ South West
- ✓ West

#### Condition

- ✓ Excellent

#### Pool

- ✓ Communal

#### Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Central Heating
- ✓ U/F Heating
- ✓ U/F/H Bathrooms

#### Views

- ✓ Sea
- ✓ Mountain
- ✓ Country

#### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ WiFi
- ✓ Gym
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ Fiber Optic

#### Furniture

- ✓ Part Furnished

#### Kitchen

- ✓ Fully Fitted

#### Garden

- ✓ Communal
- ✓ Landscaped

#### Security

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Entry Phone

#### Parking

- ✓ Open

#### Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

#### Category

- ✓ Golf
- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Resale
- ✓ Contemporary