

**Sales - Apartment - Marbella**  
**995.000€**

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**Ref.-ID: MIBGR4641472**

**Marbella**

**Apartment**

**Community: 7,872 EUR / year**

**IBI: 921 EUR / year**

**Rubbish: 130 EUR / year**



**3**



**2.5**



**138 m2**

Breathtaking Ocean and Mountain Views Await You in this Luxurious Property! Discover the epitome of modern luxury living with this exquisite property boasting a stunning blend of panoramic sea and mountain views. Nestled in a tranquil enclave, this residence offers a plethora of amenities that redefine contemporary living. Property Features 3 bedrooms and 2,5\* bathrooms with panoramic Views of Mountains and the Sea: Wake up to the awe-inspiring beauty of the Mediterranean Sea and majestic mountains. The expansive windows and terraces provide vistas that capture the essence of coastal and mountain living. Experience the future of convenience with fully remote-controlled lighting from Lutron. Illuminate your living spaces with energy-efficient LED fixtures, providing both style and sustainability. Set the perfect ambiance at the touch of a button, enhancing your living experience. Rest in peace and serenity with automatic blackout curtains that ensure privacy and darkness at your command. Every room offers individualized comfort with Airzone climate control, allowing you to set the perfect temperature to suit your needs. Enjoy warmth and comfort underfoot in every room with underfloor heating, ensuring a cozy and inviting atmosphere during cooler seasons. The kitchen is equipped with top-of-the-line Siemens appliances, offering a seamless cooking experience and a sleek, modern design. Extend your living space to the outdoors with LED integrated terraces, creating a magical atmosphere for evening relaxation and entertaining. Elevate your entertainment experience with a Sonos integrated sound system, providing crystal-clear audio throughout the property. The property features 3 terraces out of which one is covered where you can dine, relax, or entertain guests, regardless of the weather. Separate utility room with washing and drying machine. Along with the property comes 2 parking spaces and 2 storage room of 9 m2 each and the property comes fully furnished. Palo alto community offers you the following amenities: concierge service, health club / gym / spa, facilities for equestrian sports, tennis courts, swimming pools, social club, shared workspace and large common spaces. This extraordinary property combines the natural beauty of its surroundings with the latest in smart home technology and luxurious amenities. It is a true oasis of comfort and elegance. Don't miss the opportunity to make this dream property your new home. Contact us today to arrange a private viewing and experience the lifestyle you deserve! Location: Palo alto is located 10 min from the famous old town in Marbella, 5 min from La Cañada Shopping Center and 13 min to Puerto Banús. \*(0.5 guest toilet is today converted into a storage room this can easily converted back to a guest bathroom) one more bathroom is installed however used as storage room at the moment) MOVE WITH US and LET US MOVE YOU!

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|---|--|--|---|---|---|
| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Close To Town</li> </ul>   | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ South East</li> </ul>                                     | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Excellent</li> </ul>  | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Indoor</li> <li>✓ Heated</li> </ul> | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Pre Installed A/C</li> <li>✓ Hot A/C</li> <li>✓ Central Heating</li> <li>✓ U/F Heating</li> <li>✓ U/F/H Bathrooms</li> </ul> | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Sea</li> <li>✓ Mountain</li> <li>✓ Country</li> <li>✓ Panoramic</li> </ul> |
| <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Lift</li> <li>✓ Fitted Wardrobes</li> <li>✓ Private Terrace</li> <li>✓ Gym</li> <li>✓ Sauna</li> <li>✓ Tennis Court</li> <li>✓ Storage Room</li> <li>✓ Jacuzzi</li> <li>✓ Bar</li> <li>✓ Double Glazing</li> <li>✓ 24 Hour Reception</li> <li>✓ Fiber Optic</li> </ul> | <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Fully Furnished</li> </ul>                                  | <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul> | <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>                                   | <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ Alarm System</li> <li>✓ 24 Hour Security</li> </ul>  | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Garage</li> <li>✓ Private</li> </ul>              |
| <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> </ul>   | <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Holiday Homes</li> <li>✓ Luxury</li> <li>✓ Resale</li> </ul> |  |   |   |   |