

## Продажа - Апартамент - Altos de los Monteros

# 649.000€

Altos de los Monteros

Апартамент

Коммунальные: 2,076 EUR / год

ИБИ: 850 EUR / год



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>

**Расположение**

- ✓ Рядом с гольф-полем
- ✓ Урбанизация

**Климат-контроль**

- ✓ Кондиционер
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха
- ✓ Центральное отопление
- ✓ Полы с подогревом
- ✓ Полы с подогревом в ванной

**Кухня**

- ✓ Полностью оборудованная

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода
- ✓ Телефон

**ОРИЕНТАЦИЯ**

- ✓ Юго-запад
- ✓ Запад

**ВИД**

- ✓ Море
- ✓ Горы
- ✓ Сельская местность

**Сад**

- ✓ Общественный
- ✓ Ландшафтный дизайн

**Категория**

- ✓ Гольф
- ✓ Дома для отдыха
- ✓ Инвестиции
- ✓ Элитная
- ✓ Перепродажа
- ✓ Современного

**Состояние**

- ✓ Отличное

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ Спутниковое телевидение
- ✓ WiFi
- ✓ Тренажерный зал
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Двойные стеклопакеты
- ✓ Оптическое волокно

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Электрические жалюзи
- ✓ Домофон

**бассейн**

- ✓ Общий

**Мебель**

- ✓ Частично меблированный

**Парковка**

- ✓ Открытая





















































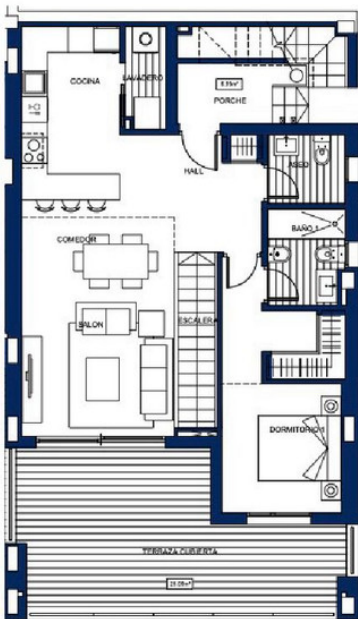






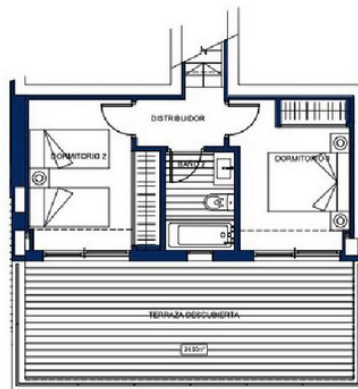




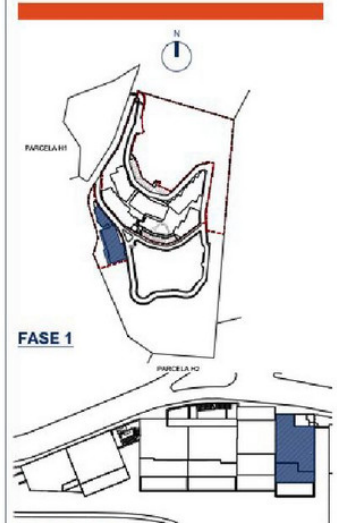


PLANTA ALTA

Escala 1 : 75



PLANTA BAJA



**BLOQUE 5-N**

**CUADRO DE SUPERFICIES**

Hall	5.53m <sup>2</sup>
Cocina	9.18m <sup>2</sup>
Lavadero	2.21m <sup>2</sup>
Salón- Comedor	21.15m <sup>2</sup>
Aseo	2.88m <sup>2</sup>
Dormitorio 1	14.41m <sup>2</sup>
Baño 1	3.83m <sup>2</sup>
Escalera	4.28m <sup>2</sup>
<b>TOTAL ÚTIL PLANTA ALTA</b>	<b>63.47m<sup>2</sup></b>
Distribuidor	2.23m <sup>2</sup>
Dormitorio 2	9.80m <sup>2</sup>
Dormitorio 3	9.10m <sup>2</sup>
Baño 2	3.65m <sup>2</sup>
<b>TOTAL ÚTIL PLANTA BAJA</b>	<b>24.78m<sup>2</sup></b>
<b>TOTAL ÚTIL INTERIOR</b>	<b>88.25m<sup>2</sup></b>
<b>CONSTRUIDA VIVIENDA</b>	<b>107.11m<sup>2</sup></b>
<b>CONSTRUIDA TERRAZAS / PORCHE</b>	<b>56.99m<sup>2</sup></b>
<b>CONSTRUIDA TOTAL</b>	<b>164.10m<sup>2</sup></b>
<b>ÚTIL BOJA *</b>	<b>97.08m<sup>2</sup></b>
<b>CONSTRUIDA BOJA **</b>	<b>126.57m<sup>2</sup></b>