

**Ref.-ID: MIBGR4886854**

**Marbella**

**Апартамент**

**Коммунальные: 2,808 EUR / год**

**ИБИ: 946 EUR / год**

**Мусор: 180 EUR / год**



**4**



**3**



**139 m2**

Amazing modern penthouse for sale, located in the exclusive urbanization La Cañada Homes. La Cañada Homes is a boutique gated community with wonderful communal gardens and a swimming pool. The development comprises 5 three-story blocks with a total of 49 unique and elegantly designed apartments. This impressive penthouse offers the opportunity to live in the luxury and comfort you deserve. With 4 bedrooms and 3 bathrooms, this apartment offers enough space for your entire family. It also has a fully equipped and furnished kitchen, perfect for food and cooking lovers. But that's not all, this penthouse stands out for its spectacular 143 m2 terrace, where you can enjoy the sun and panoramic views of the sea, Marbella city and the mountains. Imagine relaxing in the jacuzzi on the terrace while contemplating the landscape. To provide you with maximum comfort and convenience the apartment is equipped with home automation system, hot and cold air conditioning and underfloor heating throughout. Underground parking and a storage room are included in the price. Features that the current owners particularly like about this apartment: - The neighboring apartment is used all year round, we have very nice neighbors! - Our penthouse has been only used by two people for 6 months per year. - The apartment was cleaned and taken care of weekly even when we were away. - Our underground parking is right next to the storage and the elevator, it is very handy! - All new built defects were repaired by selected craftsmen, so no bad surprises for new owners. - The path to the Marbella largest shopping center La Cañada is within walking distance! Don't miss the opportunity to live in this fantastic location close to Marbella center, the beach and all amenities. Contact us now and make this penthouse your new home!

**Расположение**

- ✓ Город
- ✓ Рядом с гольф-полем
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Рядом с портом
- ✓ Урбанизация

**Климат-контроль**

- ✓ Кондиционер
- ✓ Полы с подогревом

**Кухня**

- ✓ Полностью оборудованная

**Категория**

- ✓ Перепродажа

**ОРИЕНТАЦИЯ**

- ✓ Юг
- ✓ Юго-запад

**ВИД**

- ✓ Море
- ✓ Горы
- ✓ Сад
- ✓ Город

**Сад**

- ✓ Общественный

**Состояние**

- ✓ Отличное

**Особенности**

- ✓ Крытая терраса
- ✓ Лифт
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Солярий
- ✓ WiFi
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Мраморные полы
- ✓ Джакузи
- ✓ Двойные стеклопакеты

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Электрические жалюзи
- ✓ Домофон
- ✓ Сигнализация
- ✓ Сейф

**бассейн**

- ✓ Общий

**Мебель**

- ✓ По желанию

**Парковка**

- ✓ Подземная
- ✓ Улица



















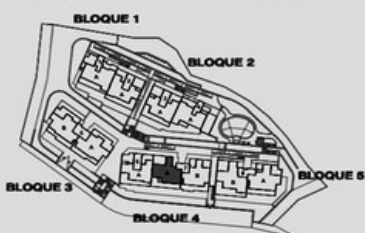
## CAÑADA HOMES

c/ Buenaventura

MARBELLA. MÁLAGA

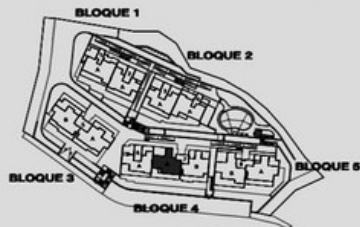
### BLOQUE 4 / PLANTA SEGUNDA Y TORREÓN ESC 7 / PUERTA A

	SUP. ÚTIL INT/EXT	
Vestibulo	6.66 m <sup>2</sup>	int
Estar + comedor	25.09 m <sup>2</sup>	int
Dormitorio principal	14.58 m <sup>2</sup>	int
Dormitorio 2	11.36 m <sup>2</sup>	int
Dormitorio 3	11.27 m <sup>2</sup>	int
Dormitorio 4	9.52 m <sup>2</sup>	int
Baño principal	6.00 m <sup>2</sup>	int
Baño secundario	3.71 m <sup>2</sup>	int
Aseo	2.51 m <sup>2</sup>	int
Cocina	8.52 m <sup>2</sup>	int
Distribuidor	6.92 m <sup>2</sup>	int
Escaleras	4.14 m <sup>2</sup>	int
Terraza	123.32 m <sup>2</sup>	ext



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Superficie útil interior.	110.28 m <sup>2</sup>
Superficie construida interior.	139.68 m <sup>2</sup>
Superficie total construida (con zozoc sin terrazas ni jardines).	159.89 m <sup>2</sup>
Superficie construida de terraza.	143.77 m <sup>2</sup>

**Neinor** HOMES  
 Construimos casas pensando en personas.



El presente plano no es definitivo, ya que ha sido elaborado conforme al Proyecto Ejecución del Edificio y, por tanto, Neinor Homes se reserva la facultad de incluir las modificaciones necesarias por exigencias técnicas y/o jurídicas u ordenadas por cualesquiera administraciones u organismos públicos. Los elementos accesorios (muebles, el mobiliario, incluido el de la cocina) son meramente ilustrativos. Los nombres de cuartos y la distribución de aparatos sanitarios no son vinculantes. Las superficies expresadas son aproximadas, pudiendo experimentar modificaciones por razones de índole técnica.