THE GOLDEN MILE

sypialnie	■azienki	zbudowany m²	taras m²
4	2	135	34

POD■OGA W THE GOLDEN MILE

Spacious 4-bedroom apartment in the exclusive urbanization, just a 5-minute walk from the beach and the promenade, next to the famous Trocadero beach bar and the Marbella Club Hotel. Surrounded by restaurants, supermarkets and services, it offers a truly privileged, comfortable and accessible location. Apartment features: •131 m² of housing with excellent distribution and great luminosity thanks to its triple orientation, which also makes it a very cool house in the summer months. •34 m² distributed in 2 terraces: the main one with access from the living room, ideal for meals overlooking the pool, and another long and functional one with access from two bedrooms, overlooking the paddle tennis courts and gardens of the urbanization. •4 spacious bedrooms with fully fitted wardrobes and 2 full bathrooms (one exterior with a jacuzzi). •17 m² garage space and 8 m² storage room included. Premium Qualities: •Luxury flooring: oGreek marble in the house, terrace and main bathroom oFirst quality stoneware in secondary bathrooms and kitchen •Hot and cold air conditioning through ducts in all rooms •High-end carpentry: oInterior clad in first quality wood oExterior in PVC profiles with oscilobatiente mechanisms •Comfort and efficiency: oClimalit windows (thermal and acoustic insulation) oElectric blinds and awning in the living room oBuilt-in bio-fireplace, providing comfort and a very cozy atmosphere •Very well-maintained finishes: oSmooth paint on walls oFully furnished and equipped kitchen Urbanization and facilities: •24-hour surveillance •Very well-maintained gardens and dreamlike green areas. •Five swimming pools distributed in different phases •Complete gym and sauna •Two paddle tennis courts Communication and services: •Bus stop at the door with direct connections to Marbella and Puerto Banús. •Surrounded by restaurants, supermarkets, pharmacies and all the services you need at your fingertips. This apartment is ideal for families or professionals who wish to enjoy an exceptional quality of life in a privileged and well-connected environment. Middle Floor Apartment, The Golden Mile, Costa del Sol. 4 Bedrooms, 2 Bathrooms, Built 135 m², Terrace 34 m². Setting : Close To Golf, Close To Shops, Urbanisation. Orientation : South, South West. Condition : Good. Pool : Communal. Climate Control : Air Conditioning, Hot A/C, Cold A/C. Views : Mountain, Garden. Features : Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, WiFi, Gym, Paddle Tennis, Storage Room, Utility Room, Ensuite Bathroom, Access for people with reduced mobility, Marble Flooring, Jacuzzi, Double Glazing, 24 Hour Reception, Courtesy Bus, Fiber Optic. Furniture : Part Furnished. Kitchen : Fully Fitted. Garden : Communal. Security : Gated Complex, 24 Hour Security, Safe. Parking : Underground, Garage, Covered, Private. Category : Luxury, Resale.

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