



## Ground Floor Apartment for sale in Cabopino, Marbella

685.000 €

Referencia: R4842436    Dormitorios: 3    Baños: 2    Terreno: 35m<sup>2</sup>    Construido: 139m<sup>2</sup>    Terraza: 35m<sup>2</sup>





## Costa del Sol, Cabopino

Elevated ground floor apartment in modern Urbanisation Artola Homes.

Incredibly decorated, modern and with the best orientation, south, very bright and with magnificent open views. Gated community, with security personnel 12hs a day.

Includes very good amenities: Indoor heated swimming pool, outdoor swimming pool and a modern gym.

Only 15 minutes walking distance to the famous dunes, beach and port of Cabopino in Marbella.

Due to its great location it is also only 15 minutes drive from the centre of Marbella.

- Large living area, including a terrace of 35mts. plus 35mts. of garden.
- It is an elevated ground floor with large terrace and garden. It has lift.
- 100% fitted kitchen, with all NEFF appliances. It also includes washing machine and dryer.
- Air conditioning hot/cold, via Aerothermia, which provides greater energy efficiency. Underfloor heating in bathrooms.
- Home automation system and APP for switching lights on and off, management of electric blinds, and temperature control of the flat.
- Includes 2 parking spaces, one underground and one communal.
- It has also a big storage room.

Don't miss the opportunity to see this fantastic property in one of the best areas of Marbella!

### Artola Alta

Why choose the area?

You have a winning combination: sea, golf, nature and comfort in a premium location.

Perfect both for year-round living and exclusive holidays.

Authentic ambience without the urbanistic excesses of other areas of the Costa del Sol.

### Cabopino Marina

Very close to Artola Alta, with approximately 169 moorings and a pleasant area with bars, restaurants and nautical activities.

It offers a quiet and pleasant atmosphere, ideal both during the day and at sunset.

### Cabopino Golf

18-hole golf club designed by Juan Ligués Creus, combining par-3, par-4 and par-5 with lakes, curious pine trees and spectacular views of the Mediterranean Sea.

The third hole is particularly celebrated: a par-4 from an elevated tee at a height of 80 m, protected by bunkers, with breathtaking views.

Located in Artola Alta, just a few minutes' walk from the beach and the port, it offers a well-kept environment and a welcoming clubhouse.



## Características:

### Características

Terraza Cubierta  
Ascensor  
Terraza Privada  
Trastero - Almacén  
Baño En-Suite  
Armarios Empotrados  
Gimnasio  
Domotica

### Vistas

Vistas al Mar  
Vistas a Jardín  
Vistas a Golf  
Vistas a Puerto

### Piscina

Piscina Comunitaria  
Con Calefacción  
Piscina Cubierta

### Jardin

Jardín Privado

### Servicios Públicos

Electricidad  
Agua Potable

### Orientación

Sur  
Orientación Suroeste

### Posición

Cerca de Golf  
Cerca de Puerto  
Urbanización  
Cerca del Mar  
Cerca de Colegios  
Primera línea de Golf  
Puerto  
Marina  
Cerca de Marina

### Muebles

Sin Amueblar  
Opcionales

### Seguridad

Recinto Cerrado  
Alarma  
Persianas Eléctricas

### Categoría

Casas de vacaciones  
Inversion  
Golf  
Lujo  
Reventa

### Climatización

Aire Acondicionado  
Calefacción Central.

### Estado

Excelente estado de conservación

### Cocina

Cocina Equipada

### Aparcamiento

Párking Subterráneo  
Garaje  
Párking Cubierto