



# Middle Floor Apartment for sale in Ojén, Marbella

1,250,000 €

Reference: R4921810 Bedrooms: 3 Bathrooms: 3 Build Size: 152m<sup>2</sup> Terrace: 43m<sup>2</sup>





## Costa del Sol, Ojén

### High-end 3-Bedroom Apartment with Unmatched Privacy and Panoramic Views

This spacious and sophisticated 3-bedroom apartment combines modern luxury with breathtaking south-east facing views of the Mediterranean Sea and the surrounding Sierra de las Nieves Natural Park.

Nestled within the prestigious Palo Alto community—a low-density, 50-hectare haven of greenery and tranquility—this residence offers a harmonious blend of nature, privacy, and convenience, just 5 minutes from Marbella town.

#### Exceptional Interior Design and Features:

**Open and Bright Living Spaces:** Floor-to-ceiling UV-protected, double-glazed Schüco windows seamlessly integrate indoor and outdoor living, flooding the interiors with natural light while ensuring energy efficiency and comfort.

**High-End Kitchen:** The open-plan kitchen is equipped with premium appliances, ideal for culinary enthusiasts.

**Master Suite:** A spacious master bedroom boasts an en-suite bathroom, a walk-in shower, and a dressing area for added luxury.

**Additional Bedrooms:** Two well-appointed bedrooms share a stylish bathroom, complemented by a guest toilet and a convenient laundry room.

#### Top-Quality Materials:

Stone-like floors and wooden flooring in bedrooms for warmth and comfort.

Underfloor heating throughout the apartment.

A high-efficiency aérothermal system for heating and cooling, managed via a smart home system -as well as the lighting system- and accessible remotely from your smartphone.

Adjustable LED lighting and electric blinds for customizable ambiance.

**Storage and Parking:** Includes an indoor parking space and a spacious basement storage room.

**Exclusive Amenities of Palo Alto:** Residents of this upscale gated community enjoy unparalleled services and facilities, including:

24/7 Security and Concierge Services for peace of mind and convenience.

A wellness-focused clubhouse with a state-of-the-art gym with coach assistance, as well as heated indoor pool, Jacuzzi, hammam, sauna, and massage room.

**Sports and Recreation:** A tennis court, children's play area, and a co-working space cater to all lifestyles.

A vibrant farmer's market for fresh, local produce.

**Prime Location:** While surrounded by nature, Palo Alto is just a short drive from Marbella's finest amenities, including:

**Shopping and Dining:** La Cañada shopping center, the famous Trocadero Arena beach restaurant, and a range of dining options, from casual chiringuitos to Michelin-starred establishments.

**Leisure and Sports:** Paddle, tennis, golf, and yoga facilities abound.

**Renowned Schools:** Nearby institutions include Aloha College, the English International College, and Les Roches, one of the world's leading hospitality schools.

**Convenient Access:** Málaga Airport is easily reachable via the AP7 motorway.

This apartment on Marbella hills, offers the ultimate combination of luxury, nature, and connectivity, making it an exceptional choice for discerning buyers.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Double Glazing  
24 Hour Reception  
Fitted Wardrobes  
Solarium  
WiFi  
Gym  
Sauna  
Tennis Court  
Wood Flooring  
Jacuzzi  
Bar  
Barbeque  
Domotics  
Fiber Optic  
Access for people with reduced mobility

### Views

Sea Views  
Mountain  
Panoramic  
Country  
Forest

### Pool

Communal  
Heated  
Indoor  
Children`s Pool

### Garden

Communal  
Landscaped

### Category

Holiday Homes  
Investment  
Golf

### Orientation

South  
South East

### Setting

Urbanisation  
Close To Shops  
Close To Town  
Close To Schools  
Country  
Close To Forest

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Electric Blinds  
Entry Phone

### Energy Rating

B

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
U/F Heating  
U/F/H Bathrooms

### Condition

Excellent  
New Construction

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Street  
More Than One

### CO2 Emission Rating

A



Luxury

Resale

With Planning Permission

Contemporary