



## Middle Floor Apartment for sale in Ojén, Marbella

1.250.000 €

Referentie: R4921810 Slaapkamers: 3 Badkamers: 3 Perceelgrootte: 152m<sup>2</sup> Terras: 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 aerothermal 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.



## Kenmerken:

### Extra's

Overdekt terras  
Tillen  
Privé Terras  
Satelliet TV  
Berging  
Ensuite badkamer  
Dubbele beglazing  
24-uurs receptie  
Inbouwkasten  
Zonnebank  
WiFi  
Sportschool  
Sauna  
Tennisbaan  
Houten vloeren  
Jacuzzi  
Bar  
Barbecue  
Domotics  
Optische vezel  
Access for people with reduced mobility

### Uitzicht

Zeezicht  
Mountain Bekeken  
Weids  
Country Bekeken  
Forest Bekeken

### Zwembad

Gemeenschappelijk zwembad  
verwarmd zwembad  
binnenzwembad  
Children`s Pool

### Tuin

gemeenschappelijke tuin  
aangelegde tuin

### Categorie

Vakantiehuis  
Investering  
Golf

### Zonorientatie

zuiden  
Zuidoost Zonoriëntatie

### Ligging

Urbanisatie  
Dicht bij winkels  
Dichtbij stad  
Dichtbij scholen  
Landelijk  
Dichtbij bos

### Meubilering

Volledig gemeubileerd

### Beveiliging

Omheind complex  
24 -uurs beveiliging  
Elektrische rolluiken  
Deurbel met intercom

### Energiebeoordeling

B

### Klimaatbeheersing

Airconditioning  
Koude A/C  
Warme A/C  
Vloerverwarming  
Vloerverwarming Badkamers

### Huidige Staat

Uitstekende conditie  
Nieuwbouw

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

ondergrondse parkeergarage  
garage  
private Parking  
parkeren op straat  
More Than One

### CO2 Emission Rating

A



Luxe

Bestaande bouw

Met Bouwvergunning

Modern