



# Tussenverdieping Appartement te koop in Marbella, Marbella

1.390.000 €

Referentie: R5310658 Slaapkamers: 4 Badkamers: 3 Perceelgrootte: 183m<sup>2</sup>





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## Costa del Sol, Marbella

### English

We present a unique opportunity to acquire a luxury property, fully renovated and ready to move into, in the prestigious Torre Real Urbanization in East Marbella.

This spectacular, brand-new, fully refurbished home has a built area of 183 m<sup>2</sup>. It represents excellence in contemporary design following a high-quality comprehensive renovation designed for maximum comfort and energy efficiency. The apartment stands out for its impressive brightness and an intelligent layout that perfectly separates the sleeping areas from the living spaces, featuring 4 spacious bedrooms and 3 modern bathrooms equipped with underfloor heating for an unparalleled thermal sensation.

The living area opens onto a magnificent 25 m<sup>2</sup> south-facing main terrace that has been climate-controlled and enclosed with state-of-the-art glass curtains, allowing you to enjoy this outdoor space year-round in total comfort, while a second 5 m<sup>2</sup> north-facing terrace guarantees ideal cross-ventilation.

Technology and construction quality are the pillars of this renovation, which includes a cutting-edge arothermal system for water heating, a high-end kitchen fully equipped with Bosch appliances, and a separate laundry room for added functionality. Special attention has been paid to acoustic and thermal well-being through total soundproofing on all walls shared with neighbors, the installation of high-efficiency thermal break windows, and electric shutters in all rooms.

Furthermore, the property is fully accessible and suitable for wheelchair users, including a garage space and a private storage room with direct and convenient access via the building's elevator.

Regarding its legal status, the home offers an absolute guarantee, being fully legal and free of any charges or encumbrances from the Marbella urban plan. It is located in a building exclusively for residential use where holiday rentals are strictly prohibited to ensure the peace and privacy of the owners.

The property is situated within the prestigious gated community of Torre Real, which features 24-hour private security and offers nearly 50,000 m<sup>2</sup> of lush Mediterranean gardens. Residents have access to unrivaled common facilities including 2 large community pools, tennis courts, paddle courts, and a modern pickleball court, all in a privileged location in East Marbella, just steps away from the best golf courses and the most exclusive beaches on the Costa del Sol.



## Kenmerken:

### Extra's

Overdekt terras  
Tillen  
Nabij vervoer  
Privé Terras  
Berging  
Ensuite badkamer  
Dubbele beglazing  
Inbouwkasten  
Paddle tennissen  
Tennisbaan  
Bijkeuken  
Barbecue  
Dicht bij moskee  
Buurt van een kerk  
Optische vezel  
Access for people with reduced mobility

### Uitzicht

Zeezicht  
Mountain Bekeken  
Weids  
Garden Views  
Pool Bekeken  
Forest Bekeken

### Zwembad

Gemeenschappelijk zwembad

### Tuin

gemeenschappelijke tuin  
aangelegde tuin

### Voorzieningen

Elektriciteit  
Drinkwater  
Telefoon

### CO2 Emission Rating

B

### Zonorientatie

noorden  
zuiden  
North East Orientation  
South West Orientation

### Ligging

Urbanisatie  
Dichtbij zee  
Dicht bij winkels  
Dichtbij stad  
Dichtbij scholen  
Dichtbij bos  
Dichtbij jachthaven

### Meubilering

Volledig gemeubileerd

### Beveiliging

Omheind complex  
24 -uurs beveiliging  
Alarmsysteem  
Elektrische rolluiken

### Categorie

Vakantiehuis  
Investering  
Aan zee  
Golf  
Luxe  
Modern

### Klimaatbeheersing

Airconditioning  
Vloerverwarming  
Vloerverwarming Badkamers

### Huidige Staat

Uitstekende conditie  
Onlangs gerenoveerd  
Onlangs gerenoveerd

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

ondergrondse parkeergarage  
private Parking  
overdekte parkeerplaats  
Gemeenschappelijk Parking

### Energiebeoordeling

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