



## Middle Floor Apartment for sale in Ojén, Marbella

**1.250.000 €**

Referenz: R4921810 Schlafzimmer: 3 Badezimmer: 3 Garten: 152m<sup>2</sup> Terrasse: 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.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
Private Terrasse  
Satellitenfernsehen  
Lagerraum  
Badezimmer  
Doppelverglasung  
24 -ständiger Empfang  
Einstellungsschränke  
Solarium  
W-lan  
Fitnessstudio  
Sauna  
Tennisplatz  
Holzböden  
Whirlpool  
Bar  
Grill  
Domotik  
Glasfaser  
Zugang für Menschen mit reduzierter  
Mobilität

### Ansichten

Meer  
Berg  
Panorama  
Land  
Wald

### Pool

Gemeinschaft  
Erhitzt  
Innenräume  
Kinderpool

### Garten

Gemeinschaft  
Angelegt

### Kategorie

Ferienhäuser  
Investition  
Golf

### Orientierung

Süden  
Südost

### Einstellung

Urbanisierung  
In der Nähe von Geschäften  
In der Nähe der Stadt  
In der Nähe von Schulen  
Land  
In der Nähe des Waldes

### Möbel

Voll eingerichtet

### Sicherheit

Gated Complex  
24 -Stunden -Sicherheit  
Elektrische Jalousien  
Eingabetelefon

### Energiebewertung

B

### Klimakontrolle

Klimaanlage  
Kalte a/c  
Heiße A/C.  
U/f Heizung  
U/f/h Badezimmer

### Zustand

Exzellent  
Neubau

### Küche

Voll ausgestattet

### Parken

Unterirdisch  
Garage  
Privat  
Straße  
Mehr als eins

### CO2 -Emissionsbewertung

A



Luxus  
Wiederverkauf  
Mit Baugenehmigung  
Zeitgenössisch