



## GROUND FLOOR APARTMENT 3 BEDROOMS 2 BATHROOMS IN MARBELLA

📍 Marbella

REF# BEMR4809295 €1,400,000

BEDS	BATHS	BUILT	PLOT	TERRACE
3	2	253 m <sup>2</sup>	52 m <sup>2</sup>	82 m <sup>2</sup>

LUXURY PROPERTY IN REAL DE LA QUINTA, BENAHAVIS, MARBELLA AREA

REF: C0143-00082

If you are looking for a modern house, with the best qualities, flooded with light and integrated into nature, welcome to your new home in the exclusive residential El Real de La Quinta! This stunning luxury home with 3 bedrooms, 2 bathrooms and a guest toilet, is the first project in Spain to have received the infrastructure planning certificate issued by BREEAM, the world's leading environmental sustainability assessment body.

Property features:

– Living-Dining Room: A perfectly integrated space with a fully equipped open plan kitchen with top of the range appliances and access to an imposing terrace of over 80 m<sup>2</sup> and garden for private use, facing south and with open views, ideal for enjoying unforgettable moments with family and friends. – Master Bedroom: with a beautifully lighted on-suite bathroom and dressing room, equipped with a safe and access to the

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terrace, which forms a more private space.

– Guest bedrooms: Two cosy bedrooms sharing a bathroom, complemented by a guest toilet and access to the large terrace.

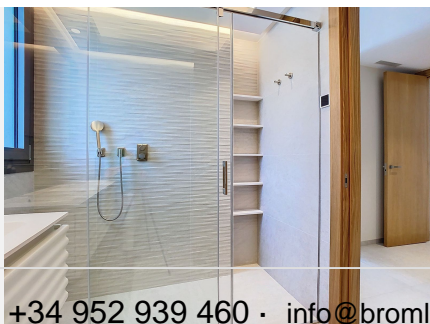
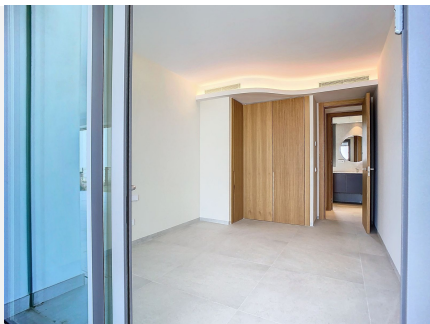
– Terrace and Garden: From the living room, there is access to a large covered terrace of 82.32 m<sup>2</sup> and a private garden of 52.58 m<sup>2</sup>, perfect for enjoying the Mediterranean climate. There is also a separate 30 m<sup>2</sup> patio to add even more outdoor space.

– Amenities: Equipped with the best qualities in every detail: climate control; quality thermal insulation in walls and floors; windows equipped with high energy efficiency and UV protection; climate control by zones; electrical appliances, sanitary systems and light fittings, all elements of the highest quality.

– Annexes: The building has a lift and the property has two convenient parking spaces and a large storage room.

– Surroundings: At 15 minutes drive from Marbella and its beaches, this property is integrated in a community with countless services: security, swimming pool, golf courses and soon to be enhanced by the El Lago Club, a luxury facility that will feature a huge lake and beach area of 35,000 m<sup>2</sup>. The club will offer a variety of non-motorised water sports and a wide range of activities such as golf, tennis and paddle tennis.

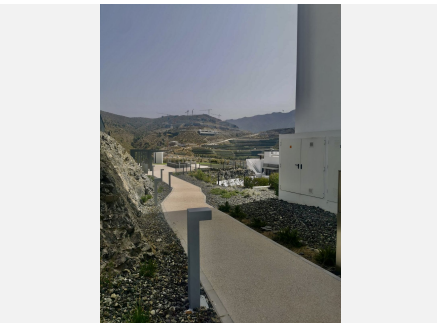
Do not hesitate to make an appointment and come and visit this extraordinary property, which will captivate you!





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