



## MIDDLE FLOOR APARTMENT 4 BEDROOMS 3.5 BATHROOMS IN MARBELLA

📍 Marbella

REF# R5173717 €1,950,000

BEDS

4

BATHS

3.5

BUILT

194 m<sup>2</sup>

Represented exclusively by Spain Sotheby's International Realty

This apartment in Marbella combines a prime location, careful design, and a protected natural environment. The property is located in the Marbella Sunset residential complex, a gated community with only 14 properties, situated on the Artola dunes, declared a Natural Monument by UNESCO. From its elevated position, it offers privacy, tranquility, and panoramic views of the Mediterranean Sea.

It is a corner first-floor apartment that stands out for its brightness and functional layout. The floor-to-ceiling windows connect the interiors to a spacious terrace, part of which is covered, allowing enjoyment year-round. The property includes four bedrooms, three bathrooms, a guest toilet, and a master bedroom with direct access to an intimate area of the terrace.

The kitchen is equipped with state-of-the-art Siemens appliances, including a wine cellar and ice machine, as well as a designer barbecue on the terrace. The custom-selected stone and wood finishes enhance the quality of the property. Among its technical features are underfloor heating through aerothermal energy, independent air conditioning in each room, LED lighting, and fitted wardrobes.

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The complex offers Mediterranean gardens and a communal pool, along with two underground parking spaces and a storage room. The location is strategic: just a few minutes from the Cabopino marina, the most renowned beaches on the Costa del Sol, and next to the Cabopino golf course. Additionally, the center of Marbella is a 10-minute drive away, and Malaga airport is 30 minutes away, ensuring excellent connections with the rest of the region.



