



## GROUND FLOOR APARTMENT 4 BEDROOMS 2 BATHROOMS IN MARBELLA

📍 Marbella

REF# R5297014 **€6,200,000**

BEDS	BATHS	BUILT	PLOT	TERRACE
4	2	267 m <sup>2</sup>	59 m <sup>2</sup>	61 m <sup>2</sup>

Beachfront Luxury Asset | Uno Residences Marbella | Marbella

Front-line beach property within a premium urbanisation, offering direct beachside positioning and immediate access to town, marina, golf, schools, and commercial areas. The location supports both prime residential use and strong rental performance.

### Orientation & Condition

Multiple orientation options ensure optimal natural light. Delivered in excellent condition as new construction with contemporary architectural standards.

### Amenities & Lifestyle

Communal and private pools (indoor, heated, children's areas), gym, sauna, sports courts, restaurant, and 24-hour reception create a resort-style living environment.

# BROMLEY ESTATES

*Marbella*

## Comfort & Technology

Air conditioning (hot/cold), underfloor heating (including bathrooms), double glazing, fiber optic internet, and integrated smart home systems.

## Views

Sea, beach, panoramic coastline, mountain, marina, garden, and pool outlooks depending on unit position.

## Interiors

Covered and private terraces, solarium options, fitted wardrobes, en-suite bathrooms, marble or wood flooring, storage, utility rooms, jacuzzi, and entertainment areas.

## Security & Parking

Gated complex with 24-hour security, alarms, electric blinds. Underground and private parking with EV charging capability.

## Positioning

Classified as luxury, contemporary beachfront real estate with strong investment fundamentals and long-term value resilience in Marbella's prime coastal segment.

Note. This property will be finished within 4/5months and is currently under construction ready delivery June 2026

Pictures are AI generated

