

## 2 Bedroom Apartment - Marbella - 9238

Property type	<b>Apartment</b>		
Location	<b>Marbella</b>		
Views	<b>Street view</b>		
Sale	<b>620 000 €</b>	Reference	<b>9238</b>
Built area	<b>98m<sup>2</sup></b>	Living area	<b>74m<sup>2</sup></b>
Terrace	<b>12m<sup>2</sup></b>	Balcony	<b>Yes</b>
Kitchen	<b>Open-plan</b>	Bedrooms	<b>2</b>
Bathrooms	<b>2</b>	Floor	<b>4</b>

Excellent 2-bedroom apartment just 350 meters from the beach, located in a cutting-edge building in the heart of Fuengirola, one of the most vibrant cities on the Costa del Sol, a constantly growing residential gem.

The elegant and sophisticated style of this construction makes it a benchmark for contemporary architecture, with every detail carefully designed to ensure a pleasant living experience in every sense. Steel, glass, crafted stone, exclusive woods, luxurious ceramics, the most modern equipment, and the best quality materials on the market.

Outdoor pool, chill-out area, solarium, sauna, elegant interior gardens, and a bright gym equipped with both fitness machines and solarium furniture. Air purifiers in the common areas. The apartment is located on the penultimate floor with a northwest orientation, and its terrace enjoys stunning sunsets.

Upon entering, you access the open-plan kitchen area with a breakfast bar, fully equipped with Siemens appliances: pyrolytic multifunction electric oven, microwave with grill, combi refrigerator, integrated dishwasher, touch-control induction hob, and decorative extractor hood. Freestanding washer-dryer.

The living and dining area is open to the kitchen and has access to a spacious terrace of approximately 12 m<sup>2</sup>.

In the hallway leading to the rest area, there is a full bathroom with modern sanitary fittings, including noise-reducing flush toilets. There is also an additional built-in wardrobe.

Both bedrooms are doubles with built-in wardrobes. The first bedroom has access to the terrace, and the master bedroom is en suite with a built-in wardrobe and a dressing area.

Heating and domestic hot water are provided via an arothermal system.

The air conditioning units in the apartments include long-lasting air filters. The apartment offers intelligent zoned climate control, wooden flooring, and high-end porcelain underfloor heating.

The home automation system, controlled via a touchscreen and mobile app, offers automation for blinds, smoke and flood detectors, lighting control, centralized on/off climate control, and motion detectors. It is configurable and expandable to control multiple features according to the buyer's needs.

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The garage and other common areas are equipped with a centralized closed-circuit video system and contactless access. The building has four lifts.



