

# Seafront Luxury 4 Bedroom Townhouse - Marbella - 9255

Property type	<b>Townhouse</b>		
Location	<b>Marbella</b>		
Pool	<b>Private pool, Communal pool</b>		
Views	<b>Frontal sea view</b>		
Sale	<b>5 200 000 €</b>	Reference	<b>9255</b>
Built area	<b>447m<sup>2</sup></b>	Living area	<b>355m<sup>2</sup></b>
Terrace	<b>Yes</b>	Garden area	<b>320m<sup>2</sup></b>
Balcony	<b>Yes</b>	Garage	<b>Yes</b>
Kitchen	<b>Open-plan</b>	Bedrooms	<b>4</b>
Bathrooms	<b>5</b>	Floor	<b>2</b>
Furniture	<b>Optional</b>		

Live on the beachfront of Marbella!

Located at the foot of one of Marbella's most charming beaches, 7 km from the centre, the complex will enjoy direct access to the golden sands and calm waters that characterise the area of El Alicate.

The slope of the land and its topography will provide the complex with an incomparable experience of immersion into the blue immensity of the Mediterranean Sea, from the lowest level of the development to the highest, offering fantastic sea views from the homes and communal areas.

The wide central space that separates the villas from the flats further enhances the incomparable views that future residents will enjoy from almost any point.

The semi-detached villas are distinguished by their spacious rooms, the quality of their finishes and the formidable views of the large garden areas.

You can enjoy your private garden, invite friends over for a wine tasting or an evening at the cinema in your spacious basement entertainment area or cool off in the private swimming pool.

There are different types of villas for you to choose from according to your needs, between villas with 3 and 4 en-suite bedrooms or 3 bedrooms and 2 bathrooms. All this in an interior space of 200 m<sup>2</sup> to 350 m<sup>2</sup> where you will also have 2 closed parking spaces. We also wanted to maintain this spaciousness in the exteriors with a surface area of 215 m<sup>2</sup> to 380m<sup>2</sup>, an ideal space to enjoy your private garden and above all the views of the Mediterranean.

The kitchens and laundry rooms are fully furnished and equipped with GAGGENAU brand. Top quality interior and exterior finishes.

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Built-in wardrobes with LED lighting and opening sensors.

Solarium with Jacuzzi

Private lift, private garden and private swimming pool in each unit.

Latest technology in systems and installations: Iddero domotic system for lighting with presence detectors, tents/curtains/blinds and underfloor heating and air conditioning.

Aerothermics and waste water cleaning system.

Optimum energy rating, BREAM certification.

Complete security system, access gate and CCTV.

The quality of life community in which the wellbeing and comfort of residents is paramount, which is why it has a series of high quality, state-of-the-art facilities and services; several swimming pools in its communal areas, and a large garden area with spaces for relaxation and recreation.

Owners will also be able to enjoy all the services offered by its iconic Social Club. This space houses countless rooms, two gyms, a complete spa, a coworking area, a terrace with an infinity pool, sun loungers and a chill out area with unbeatable views of the Mediterranean coastline. Living in this complex means enjoying the privilege of daily strolls along the beach, a good meal in one of the nearby beach bars or simply feeling the sea breeze at home. On the beachfront, the complex is the first residential project to respect the coastal dunes, one of the most varied and unique ecosystems of the Mediterranean beaches. In addition to their great scenic and natural value, the dunes cushion the action of sea storms. It is because of this that the elevation of these mounds will provide the complex with a natural barrier from the coast. The owners will be able to enjoy not only the exclusivity and beauty of the beach, but also the picturesque vegetated dunes that this environment preserves and protects, just a few metres from their home.



