

## GROUND FLOOR APARTMENT 3 BEDROOMS 2 BATHROOMS IN ARTOLA

📍 Artola

REF# R5229706 **685.000 €**

BEDS	BATHS	BUILT	PLOT	TERRACE
3	2	139 m <sup>2</sup>	35 m <sup>2</sup>	35 m <sup>2</sup>

Modern Elevated Ground Floor Apartment in Artola Homes – Bright, Stylish & Perfectly Located

This beautifully designed elevated ground-floor apartment sits in the contemporary development Artola Homes, offering a fantastic blend of comfort, style and convenience.

Set within a gated community with 12-hour on-site security, residents benefit from outstanding facilities, including a heated indoor pool, outdoor pool and a fully equipped modern gym.

One of the biggest highlights is the location: just a 15-minute walk to the famous Artola dunes, Cabopino beach and the charming marina, and only a short 15-minute drive to Marbella centre.

### Property Features

- Elevated ground floor with lift access
- Spacious living area with 35 m<sup>2</sup> terrace + 35 m<sup>2</sup> private garden

- Fully equipped kitchen with NEFF appliances, plus washer and dryer
- Air conditioning (hot/cold) via Aerothermia for excellent efficiency
- Underfloor heating in the bathrooms
- Smart home system with app control for lighting, blinds and temperature
- Two parking spaces (one underground, one communal)
- Large storage room

This is a move-in-ready home in a sought-after setting — perfect for full-time living or as a high-quality holiday residence.

#### About Artola Alta

A truly special area where sea, golf, nature and privacy all come together. It offers an authentic and peaceful atmosphere, without the overdevelopment you find in other coastal zones. Ideal for both year-round living and memorable holidays.

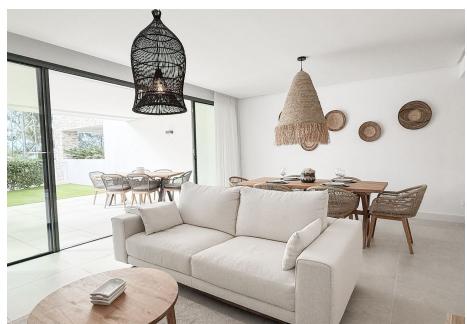
#### Cabopino Marina

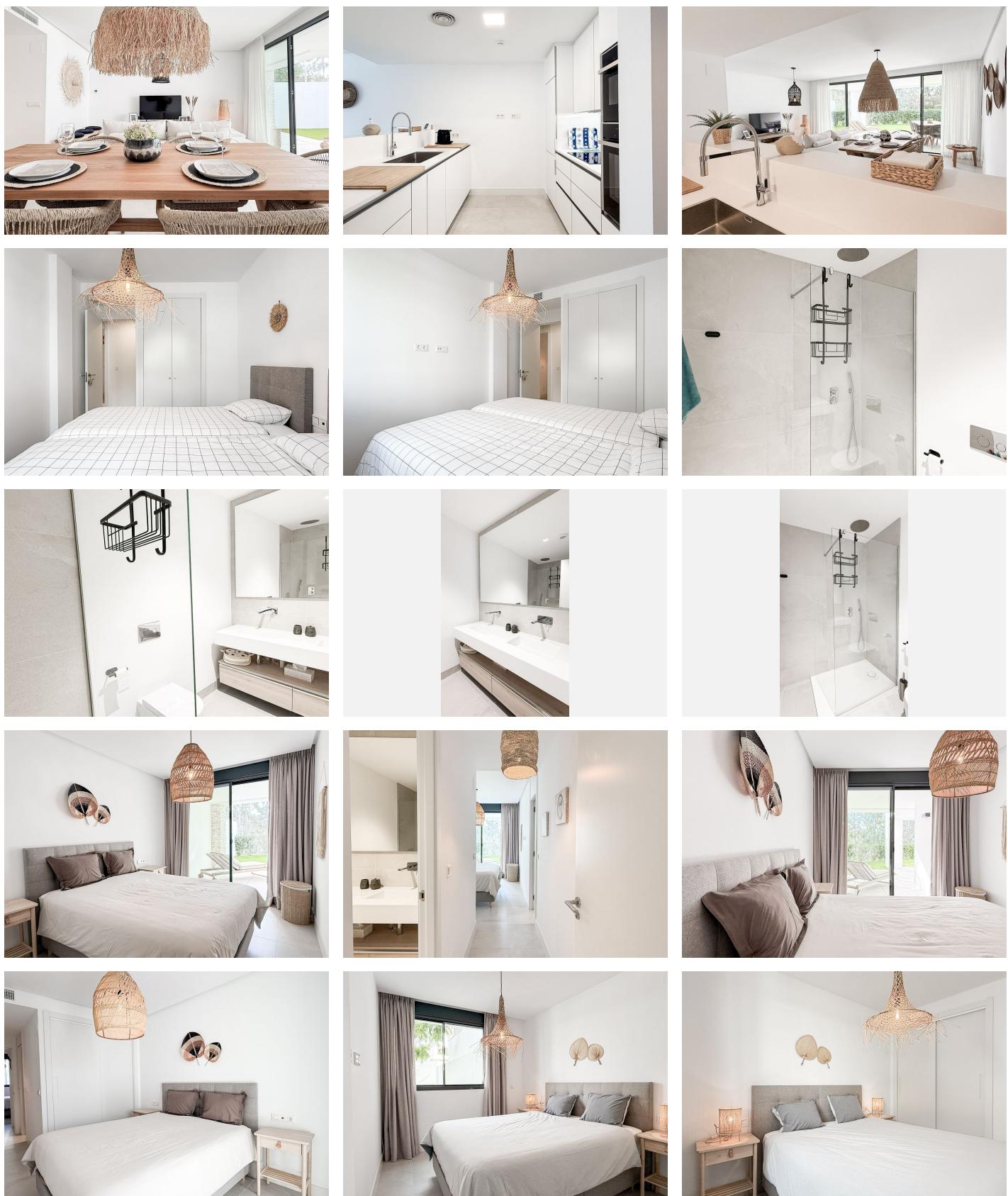
Just minutes away, Cabopino Marina offers around 169 moorings, charming restaurants, relaxed bars and a selection of nautical activities. A wonderful spot to enjoy at any time of day, especially at sunset.

#### Cabopino Golf

An 18-hole course designed by Juan Ligués Creus, known for its mix of par-3, par-4 and par-5 holes surrounded by pine trees, lakes and Mediterranean views. The iconic 3rd hole — a par-4 from an elevated tee at 80 m — is a highlight.

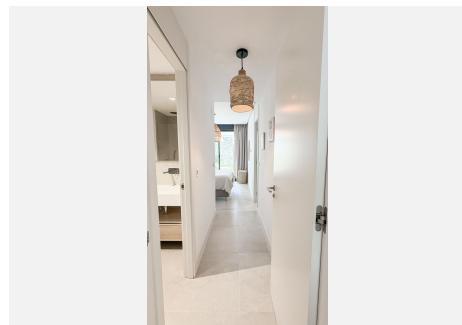
Located in Artola Alta, close to the beach and marina, the club offers a well-kept environment and a friendly clubhouse.





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