



R5318506

📍 Marbella

REF# R5318506 1.595.000 €

BEDS

3

BATHS

2

BUILT

144 m²

BRAND-NEW LUXURY 3-BEDROOM APARTMENT IN THE HEART OF MARBELLA – SECOND LINE TO THE BEACH!

Discover this exclusive brand-new 3-bedroom apartment in a newly completed residential development, featuring a spacious terrace designed to enjoy the sea breeze, stunning sunrises and spectacular sunsets. Its excellent orientation, generous layout and carefully planned design allow natural light to flood every room, creating warm, functional and comfortable living spaces.

This home represents a new concept of modern architecture, where design, quality and energy efficiency come together to offer maximum comfort and an exceptional lifestyle. Bright, practical interiors created for those seeking exclusivity in one of Marbella's most privileged locations.

Ideally situated on the second line from Marbella's beach and promenade, right in the heart of the town centre, with every amenity within walking distance, including shops, supermarkets, restaurants, beach clubs, schools, healthcare centres and excellent transport connections.

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Just a few metres away are Venus Beach, El Faro Beach and Marbella Marina, where you can enjoy a wide range of water sports and leisure activities such as scuba diving, snorkelling, fishing and water skiing.

The surrounding area also offers beautiful green spaces, including Constitution Park and Alameda Park, as well as Marbella's charming Old Town, all just a short stroll from your doorstep.

Premium Construction & Building Features

The building has been constructed with reinforced concrete foundation slabs and retaining walls, featuring a reinforced concrete frame structure in full compliance with current Spanish Building Regulations (CTE).

Thermally insulated façade with air cavity.

High-performance aluminium exterior carpentry with thermal break and double glazing.

Motorised shutters in all bedrooms.

Excellent acoustic insulation between apartments.

Interiors Designed for Comfort

Reinforced security entrance door.

White lacquered interior doors.

Fully lined built-in wardrobes.

Premium-quality porcelain flooring throughout.

Fully fitted and equipped designer kitchen.

Contemporary bathrooms with wall-hung sanitary ware, concealed black-finish taps and walk-in showers with flush floor design.

Backlit mirror in the master bathroom.

Integrated lighting installed in hallways and bathrooms.

Energy Efficiency & Smart Home Technology

Hot and cold ducted air conditioning with heat pump.

Aerothermal system for domestic hot water production.

Smart home automation system controlling lighting, climate, blinds and access.

High-specification electrical installation.

Complete telecommunications installation and video entry system.

Additional Features

Private underground parking space included in the price.

Private storage room.

Lift with direct access to the underground garage.

Pre-installation for electric vehicle charging.

Energy-efficient communal lighting with motion sensors.

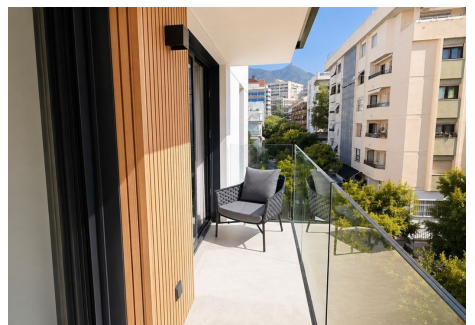
Fully equipped gym with cardio and strength training machines.

Ten-year structural warranty and quality control in accordance with current building regulations.

A unique opportunity to own a luxurious new home in one of the most sought-after locations on the Costa del Sol, combining an unbeatable central Marbella location, contemporary design and outstanding build quality, just moments from the beach.

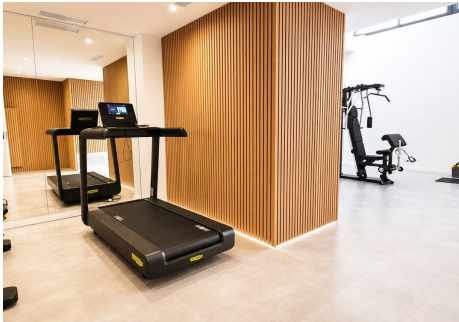
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