



## PENTHOUSE 3 LOŽNICE

📍 Ojén

**REF# R4861498 – 1.250.000€**

IBI

1809 €/YEAR

Garbage

130 €/YEAR

Community

9420 €/YEAR



3

Ložnice



2

Koupelny



113 m<sup>2</sup>

Built



62 m<sup>2</sup>

Terrace

Exquisite Sea-View Penthouse in Marbella-Ojén

Discover the pinnacle of luxury living with this stunning sea-view penthouse, nestled in the serene enclave

of Marbella-Ojén. This three-bedroom residence boasts a thoughtfully designed, south-west facing terrace, offering breathtaking panoramic views and all-day sunlight.

The modern, open-plan kitchen seamlessly connects to a spacious living area, creating an inviting flow between indoor and outdoor living. Expansive sliding doors lead to an impressive 62 m<sup>2</sup> terrace, perfect for entertaining or simply enjoying the surrounding nature. With a total living area of nearly 92 m<sup>2</sup>, this layout maximizes space and comfort, ideal for a sophisticated yet relaxed lifestyle.

This is an exclusive hilltop community with beautiful, uninterrupted views of the Mediterranean Sea. A place where you will be able to enjoy the exclusive things in life, relaxing by the infinity pool and sipping cocktails on the terrace of your beautiful apartment. The Palo Alto estate is 50 hectares, of which only 20% will be cultivated, so you will always be in a green and natural environment.

A unique master plan

- ? Concierge service
- ? Health club
- ? A farmer's market – coming soon
- ? Tennis courts
- ? Swimming pools
- ? A social club
- ? A kids club
- ? A shared workspace
- ? Large common areas

SETTING: Urbanisation

ORIENTATION: South West

POOL: Communal Heated, Children`s Pool

PARKING: 2 Spots in Underground Garage

FEATURES: Terrace, Lift, Fitted Wardrobes, Private Terrace, WiFi

Beds: 3

Baths: 2

Total Constructed Area: 176 m<sup>2</sup>

Total Usable Area: 147 m<sup>2</sup>

Terrace: 62 m<sup>2</sup>

Garden/Plot: 0 m<sup>2</sup>

IBI Fees: € 1.809

Community Fees: € 785

Garbage Tax: € 130/year

