



## MIDDLE FLOOR APARTMENT WITH 3 BEDROOMS

📍 Ojén

**REF# R4648423 – 2.450.000€**

IBI

1458 €/YEAR

Garbage

260 €/YEAR

Community

11436 €/YEAR



3

Beds



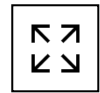
3

Baths



293 m<sup>2</sup>

Built



72 m<sup>2</sup>

Terrace

This unique and bespoke property, priced at €2,450,000, is a testament to modern luxury and architectural excellence.

Located in the serene & green area of Ojén, just above Marbella, this south-east facing middle floor

apartment is part of a newly constructed development that boasts an unparalleled blend of elegance and contemporary design.

The residence offers three well-appointed bedrooms and three bathrooms, ensuring ample space and privacy for all occupants.

Within the space of what was originally two units, the current owners in collaboration with the developer, have designed this one of a kind apartment with a convenient lay-out and quality materials.

The interior spans 221m<sup>2</sup>, with an additional 72m<sup>2</sup> terrace that provides captivating views of the sea, mountains, and surrounding landscapes.

The living space is enhanced by excellent finishes including wood flooring, a custom made wine cabinet and features such as air conditioning, underfloor heating and a cozy fireplace, creating a comfortable and enjoyable environment year-round.

The kitchen comes fully fitted with quality appliances (Gaggenau) and finishes, ready to accommodate any culinary endeavour.

The master bedroom boasts access to the main terrace, a luxurious en-suite bathroom and a sizeable walk-in dressing. Additionally, there is a guest suite as well as a third bedroom and bathroom.

Prospective buyers will be drawn to the comprehensive range of amenities that underscore the property's commitment to luxury living. These include manicured gardens with a communal pool as well as indoor, and heated pool, allowing for relaxation and leisure regardless of the season.

The inclusion of a gym & spa within the development's clubhouse invites residents to socialise and enjoy personal wellness activities with maximum convenience.

Additional features such as a double storage room, and four private parking spaces make for a very practical bonus.

Security is paramount, with the gated complex offering entry phone access, an alarm system, and 24-hour security, ensuring peace of mind for residents.

