

Reference: R5032129



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# Middle Floor Apartment in The Golden Mile

Price **€ 1,045,000**

Terrace	<b>34 m<sup>2</sup></b>
Plot Size	<b>169 m<sup>2</sup></b>

Spacious 4-bedroom apartment in the exclusive urbanization, just a 5-minute walk from the beach and the promenade, next to the famous Trocadero beach bar and the Marbella Club Hotel.

Surrounded by restaurants, supermarkets and services, it offers a truly privileged, comfortable and accessible location.

#### Apartment features:

- 131 m<sup>2</sup> of housing with excellent distribution and great luminosity thanks to its triple orientation, which also makes it a very cool house in the summer months.
- 34 m<sup>2</sup> distributed in 2 terraces: the main one with access from the living room, ideal for meals overlooking the pool, and another long and functional one with access from two bedrooms, overlooking the paddle tennis courts and gardens of the urbanization.
- 4 spacious bedrooms with fully fitted wardrobes and 2 full bathrooms (one exterior with a jacuzzi).
- 17 m<sup>2</sup> garage space and 8 m<sup>2</sup> storage room included.

#### Premium Qualities:

- Luxury flooring:
  - Greek marble in the house, terrace and main bathroom
  - First quality stoneware in secondary bathrooms and kitchen
- Hot and cold air conditioning through ducts in all rooms
- High-end carpentry:
  - Interior clad in first quality wood
  - Exterior in PVC profiles with oscilobatient mechanisms
- Comfort and efficiency:
  - Climalit windows (thermal and acoustic insulation)
  - Electric blinds and awning in the living room
  - Built-in bio-fireplace, providing comfort and a very cozy atmosphere

- Very well-maintained finishes:
  - Smooth paint on walls
  - Fully furnished and equipped kitchen

#### Urbanization and facilities:

- 24-hour surveillance
- Very well-maintained gardens and dreamlike green areas.

- Five swimming pools distributed in different phases
- Complete gym and sauna
- Two paddle tennis courts

Communication and services:

- Bus stop at the door with direct connections to Marbella and Puerto Banús.
- Surrounded by restaurants, supermarkets, pharmacies and all the services you need at your fingertips.

This apartment is ideal for families or professionals who wish to enjoy an exceptional quality of life in a privileged and well-connected environment.

Middle Floor Apartment, The Golden Mile, Costa del Sol.

4 Bedrooms, 2 Bathrooms, Built 135 m<sup>2</sup>, Terrace 34 m<sup>2</sup>.

Setting : Close To Golf, Close To Shops, Urbanisation.

Orientation : South, South West.

Condition : Good.

Pool : Communal.

Climate Control : Air Conditioning, Hot A/C, Cold A/C.

Views : Mountain, Garden.

Features : Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, WiFi, Gym, Paddle Tennis, Storage Room, Utility Room, Ensuite Bathroom, Access for people with reduced mobility, Marble Flooring, Jacuzzi, Double Glazing, 24 Hour Reception, Courtesy Bus, Fiber Optic.

Furniture : Part Furnished.

Kitchen : Fully Fitted.

Garden : Communal.

Security : Gated Complex, 24 Hour Security, Safe.

Parking : Underground, Garage, Covered, Private.

Category : Luxury, Resale.

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ViVi Real Estate | Calle Almendralejo de Jarales 5 Mijas Costa, 29640

Tel: +34 672 816 975

Email: [sales@vivi-realestate.com](mailto:sales@vivi-realestate.com) | Web: [www.vivi-realestate.com](http://www.vivi-realestate.com)