



# Ground Floor Apartment in The Golden Mile

Price € 949,000

Bedrooms	3
Bathrooms	2
Build Size	138 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Plot Size	148 m <sup>2</sup>

## SETTING

- ✓ Close To Golf
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Marina
- ✓ Urbanisation

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Renovation Required

## POOL

- ✓ Communal
- ✓ Heated
- ✓ Children`s Pool

## CLIMATE CONTROL

- ✓ Air Conditioning

## VIEWS

- ✓ Garden
- ✓ Pool

## FEATURES

- ✓ Fitted Wardrobes
- ✓ WiFi
- ✓ Gym
- ✓ Paddle Tennis
- ✓ Tennis Court
- ✓ Utility Room
- ✓ Access for people with reduced mobility
- ✓ Marble Flooring
- ✓ Jacuzzi
- ✓ Bar
- ✓ Restaurant On Site
- ✓ Near Mosque

## FURNITURE

- ✓ Not Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal

## SECURITY

- ✓ Gated Complex
- ✓ Entry Phone
- ✓ 24 Hour Security

## **PARKING**

✓ Underground

✓ Garage

✓ Communal

## **CATEGORY**

✓ Luxury

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Delightful ground floor apartment situated in the stunning urbanisation of Señorío de Marbella. With its south facing orientation the expansive, open plan living room and dining area are filled with natural sunlight all day long.

It offers a total area of 138 m<sup>2</sup> that includes three bedrooms, one a Master with ensuite bathroom, a further shower room, and a terrace, perfect for sipping your tea as you meditate or indeed, for outdoor dining.

This property's unique advantage is that it holds a one of a kind position within the Urbanisation layout, based in the original first phase which is often cited as the most beautiful of all. The terrace, as does the living room and dining area looks out upon the sweeping view of the Plaza, with its avenue of majestic, soaring palm trees and the Alhambra inspired fountains and water ways which lead to the acclimatised pool and beautiful surrounding greenery.

Another very desirable point is that it has two entrances, one facing the stairs that lead down to the principle entrance and the second, with a back terrace, which leads up to a small private parking area, which is highly convenient for unloading shopping.

The apartment is in its original condition with a renovated fitted kitchen and bathrooms. This presents the potential and opportunity for a full refurbishment to put the new owner's signature personalisation throughout.

Additional features include marble flooring, fitted wardrobes, air conditioning, WiFi. An underground parking space is also included.

This is a golden lifestyle opportunity whether as a family residence, a holiday home, or smart investment on the desirable Golden Mile.

Señorio de Marbella Urbanization:

If you are looking for the perfect blend of exclusivity, quality, and beauty when purchasing your new property, Señorío de Marbella could definitely be the place for you. This renowned urbanisation, literally a stone's throw away from the prestigious Puente Romano Hotel is set in the heart of the Golden Mile and just a few minutes' walk from the sea.

This highly sought after residential community is a hidden gem, consisting of six phases of homes built to the highest standards. Its architects, Carola Herrera and José Luis Muñoz, taking inspiration from the great Alhambra Palace, in both its infrastructure and decorative touches that run through the whole urbanisation together with modern comforts creating a unique & charming Andalusian paradise.

A big part of Señorío de Marbella's alluring beauty lies in its exquisitely maintained outdoor spaces together with its outstanding facilities, extensive mature gardens, lush greenery and a plethora of floral diversity all year around. It boasts four swimming pools, one that is heated through the colder months, two which are tranquility zones, just for adults, and a huge one for families with children which includes a daily lifeguard during the high season.

There is a modern gym, tennis and paddle courts, a children's playground area, saunas, jacuzzi and a seasonal restaurant, with service exclusively for residents.

It offers 24-hour security with additional video surveillance and it's friendly concierge service are always on hand with assistance when needed.

All in all Señorío de Marbella is a best kept secret, a beautiful, safe and peaceful haven that can be enjoyed all year around, with fine dining and entertainment plus luxury shopping on your doorstep.

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# GALLERY







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