

Ojén / Marbella – Costa del sol Occidental

## 4 bedrooms luxury apartment with panoramic views.

*Property ID: ES22385401*



PURCHASE PRICE: **875.000 EUR** • LIVING SPACE: **ca. 171 m<sup>2</sup>**

Property ID: ES22385401 - 29610 Ojén / Marbella – Costa del sol Occidental

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## At a glance

Property ID	ES22385401
Living Space	ca. 171 m²
Available from	According to the arrangement
Bedrooms	4
Bathrooms	3

Purchase Price	875.000 EUR
Usable Space	ca. 0 m²
Equipment	Terrace, Swimming pool, Sauna, Garden / shared use

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## Energy Data

Type of heating

Underfloor heating



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## The property



Block | 02

	Solarium	Solarium	
	04.2.1	03.2.1	
04.1.2	04.1.1	03.1.2	03.1.1
04.0.2	04.0.1	03.0.2	03.0.1
ST 04 - LIFT			ST 03 - LIFT

Apartment | 04.1.2

Indoor Usable Area	141,86 m <sup>2</sup>
Terrace Usable Area	52,26 m <sup>2</sup>
Total Usable Area	194,12 m <sup>2</sup>

Indoor Constructed Area	171,07 m <sup>2</sup>
Terrace Constructed Area	60,12 m <sup>2</sup>
Total Constructed Area	231,18 m <sup>2</sup>

Garden (C.A., w, E, U.)



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## The property



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## A first impression

The architects of this project are Villarroel - Torrico. They are known for their excellence and aesthetic perfection. All flats in this project have spacious terraces with lots of privacy and magnificent views of the Mediterranean Sea and generous interior spaces. Only the best materials will be used in the flats to create your perfect home. You will find everything you need. Discover the unique features of this project...

1. 24 h security The main entrance to the development is more than just 24-hour security and surveillance. You will have an exclusive concierge service that will help you with everything you can imagine, such as reservations, airport pick-up or dry cleaning services, catering... You'll also find the Kids Club, an organic shop, bicycle storage, postal services and even rental and management services.
2. Exclusive Sport club Enjoy a swim in the indoor pool, an exciting workout in the state-of-the-art gym or even a relaxing yoga class in the fully equipped fitness studio. After all this, you can enjoy a relaxing massage in the spa or some time to unwind in the hammam.
3. The social club and work space In the Social Club you can meet for a drink with a friend or just relax on your own. Also on site you will find a communal workspace open to all residents. This is a new concept for business people and professionals who travel a lot and want to work in an organised environment.
4. Farmers' market and equestrian village At the farmers' market you can discover the freshest local produce. Also on site you can find an equestrian village. The practice and training areas are designed for all levels. A parking space and a storage room are included in the price.



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## Details of amenities

State-of-the-art temperature control. Top quality insulation on exterior and interior walls.

Designer windows with high energy efficiency, double glazing and UV protection.

Underfloor heating systems. Top quality, comfortable flooring in natural stone, ceramic tiles and wood. Gunni & Trentino (or equivalent) kitchens.

Siemens appliances (or equivalent). Duravit sanitary ware and Dornbracht taps (or equivalent).

LED lighting. Domotics (home automation) USB ports in bedrooms and kitchen.

Security: Security cameras and alarms. Cupboard lighting. Personal entry control and mobile app to control garage doors. Alarm centre and detectors.

Bathroom countertops. Pre-installation of kitchen/barbecue and showers on terraces (depending on type of home). Pre-installation of motorised blinds. INTERIOR CLADDING. Bedroom floors in laminated natural wood.

The beauty of a natural wood floor is a key benefit of choosing this option and also provides: Thermal insulation. Wood acts as a natural insulator, protecting your home from cold and heat.

In the rest of the interior of the house we propose a top quality ceramic flooring and some optional ones to suit the owner's preferences. On the terraces, a large-format ceramic paving is also proposed in line with the interior, of top quality and finished for exteriors.

The cladding in the bathrooms and toilets will be in natural stone of variable height depending on the design. The ceilings throughout the house will be made of plaster with integrated lighting using spotlights and LED strips. Concrete paving with improved mechanical characteristics in garages through the application of a colourless water-based epoxy impregnation for hardening, consolidation and anti-dust effects. Warehouses and technical areas with 40x40 ceramic tiles (or similar quality).

The exterior carpentry will be made of top brand aluminium, such as Schüko or Technal, offering greater energy efficiency. The glass incorporates UV filters to prevent solar radiation, double glazing, both exterior and interior, and a cavity filled with dehydrated air.

On the exterior face there will be two panes of 4 + 4 mm glass, one of which will be Planitherm 4S, which will almost halve the technical permissiveness of the exterior glass.

The terrace railings will be made of laminated glass with double glazing, which will allow maximum enjoyment of the natural surroundings and panoramic views.

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## All about the location

Situated in the mountains of Ojén, Costa del Sol, you will enjoy stunning sea and mountain views. Go for a walk or take your mountain bike to discover the beautiful flora and fauna. The Spanish village of Ojén is surrounded by the mountains of the Sierra de las Nieves natural park, which is in the process of becoming one of the 16 protected national parks in Spain. In Ojén you will find the perfect combination of breathtaking sea and mountain views. Ojén is a village on the Costa del Sol of Moorish origin, situated between the sea and the Sierra de las Nieves and less than 8 km from Marbella. This typical Spanish village is considered one of the most beautiful in the province. The small village of Ojén also became famous for its production of aguardiente, an aniseed liqueur that became very popular in 19th century New Orleans. All in all, the ideal combination... A project set in beautiful natural surroundings and close to all the facilities the Costa del Sol has to offer! Ojén: 3,6 km Marbella La Cañada Shopping Centre: 4,6 km AP-7 motorway: 4,6 km Costa del Sol Hospital: 10,9 km Marbella town: 7,9 km Puerto Banús: 13,5 km Cabopino: 19 km

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## Contact partner

For further information, please contact your contact person:

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