

Middle Floor Apartment in Marbella

€1,488,000

Marbella, Málaga

Bedrooms: 3 | Bathrooms: 3 | Built: 220 m²



Overview

Exclusive 220 m² first-floor apartment in the Montebello Hills development, on the Sierra Blanca–Nagüeles hillside and within Marbella’s Golden Mile. This is an outward-facing, exceptionally bright home in very good condition, orientated towards the community’s tropical gardens and swimming pools, with the silhouette of La Concha as a backdrop. The price includes a garage space and a generous storage room.

The layout opens into a wide entrance hall, with masonry archways and marble floors that run throughout the property. The living and dining room is of substantial proportions and is arranged in two clearly defined areas: a sitting area centred on a fireplace and a separate dining area, both opening onto the main terrace through large windows. The kitchen is independent, fully fitted and includes a breakfast area with table, along with a separate

laundry room with washing machine and dryer.

The sleeping quarters comprise three bedrooms, two of them en suite. The master bedroom is a generously sized room with direct access to the terrace, generous fitted wardrobes and a full bathroom with double washbasin and bath. The remaining bedrooms are equally spacious, with fitted wardrobes and white lacquered joinery. In total there are three full bathrooms, all finished in marble.

The outdoor space is one of the property's strongest assets. The main terrace is covered and generously proportioned, laid with a chequerboard floor, and comfortably accommodates both an outdoor dining table and a seating area, which makes it an additional living room for much of the year. Two further balconies complete the outdoor space on the opposite façade. Views are open over the gardens, the pool and the mountains, with nothing built in between.

In terms of features, the property has hot and cold air conditioning, a lift, a fireplace in the living room, fitted wardrobes in every bedroom, a wide garage space located next to the lift and its own storage room. Montebello Hills is an established, low-density development with twenty-four-hour security, a concierge service, mature tropical gardens that are immaculately maintained and communal swimming pools surrounded by sun terraces.

Nagüeles is the residential hillside that rises from the Golden Mile towards Sierra Blanca and holds some of the most sought-after addresses in Marbella. From the development it is only a few minutes to Marbella's old town and to Puerto Banús, to the Marbella Club and Puente Romano hotels, to the seafront promenade and the Golden Mile beaches, as well as to the area's leading international schools. Access to the A-7 and AP-7 is immediate, and Málaga airport is around forty-five minutes away by car.

Amenities

Setting: Close To Shops, Close To Sea, Close To Town, Close To Schools, Urbanisation

Condition: Good Condition

Pool: Communal Pool

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

Views: Garden Views, Pool Views

Features: Covered Terrace, Lift, Fitted Wardrobes, Private Terrace, Storage Room, Utility Room, Ensuite Bathroom, Marble Flooring, 24 Hour Reception

Kitchen: Fully Fitted Kitchen

Garden: Communal Garden, Landscaped Garden

Security: Gated Complex, 24 Hour Security

Parking: Underground Parking, Garage, Private Parking

Utilities: Electricity, Drinkable Water

Category: Luxury, Resale

Taxes & Fees

Community: €0 per year

Contact

Purcell Properties

Phone: +34 711 004 395

Email: info@purcellproperties.es

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