



## Ground Floor Apartment for sale in Cabopino, Marbella

**685,000 €**

Reference: R4842436   Bedrooms: 3   Bathrooms: 2   Plot Size: 35m<sup>2</sup>   Build Size: 139m<sup>2</sup>   Terrace: 35m<sup>2</sup>





## Costa del Sol, Cabopino

Elevated ground floor apartment in modern Urbanisation Artola Homes. Incredibly decorated, modern and with the best orientation, south, very bright and with magnificent open views. Gated community, with security personnel 12hs a day. Includes very good amenities: Indoor heated swimming pool, outdoor swimming pool and a modern gym. Only 15 minutes walking distance to the famous dunes, beach and port of Cabopino in Marbella. Due to its great location it is also only 15 minutes drive from the centre of Marbella. -Large living area, including a terrace of 35mts. plus 35mts. of garden. -It is an elevated ground floor with large terrace and garden. It has lift. -100% fitted kitchen, with all NEFF appliances. It also includes washing machine and dryer. -Air conditioning hot/cold, via Aerothermia, which provides greater energy efficiency. Underfloor heating in bathrooms. -Home automation system and APP for switching lights on and off, management of electric blinds, and temperature control of the flat. -Includes 2 parking spaces, one underground and one communal. -It has also a big storage room. Don't miss the opportunity to see this fantastic property in one of the best areas of Marbella! Artola Alta Why choose the area? You have a winning combination: sea, golf, nature and comfort in a premium location. Perfect both for year-round living and exclusive holidays. Authentic ambience without the urbanistic excesses of other areas of the Costa del Sol. Cabopino Marina Very close to Artola Alta, with approximately 169 moorings and a pleasant area with bars, restaurants and nautical activities. It offers a quiet and pleasant atmosphere, ideal both during the day and at sunset. Cabopino Golf 18-hole golf club designed by Juan Ligués Creus, combining par-3, par-4 and par-5 with lakes, curious pine trees and spectacular views of the Mediterranean Sea. The third hole is particularly celebrated: a par-4 from an elevated tee at a height of 80 m, protected by bunkers, with breathtaking views. Located in Artola Alta, just a few minutes' walk from the beach and the port, it offers a well-kept environment and a welcoming clubhouse.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Fitted Wardrobes  
Gym  
Domotics

### Views

Sea  
Garden  
Golf  
Port

### Pool

Communal  
Heated  
Indoor

### Garden

Private

### Utilities

Electricity  
Drinkable Water

### Orientation

South  
South West

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Schools  
Frontline Golf  
Port  
Marina  
Close To Marina

### Furniture

Not Furnished  
Optional

### Security

Gated Complex  
Alarm System  
Electric Blinds

### Category

Holiday Homes  
Investment  
Golf  
Luxury  
Resale

### Climate Control

Air Conditioning  
Central Heating

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Covered