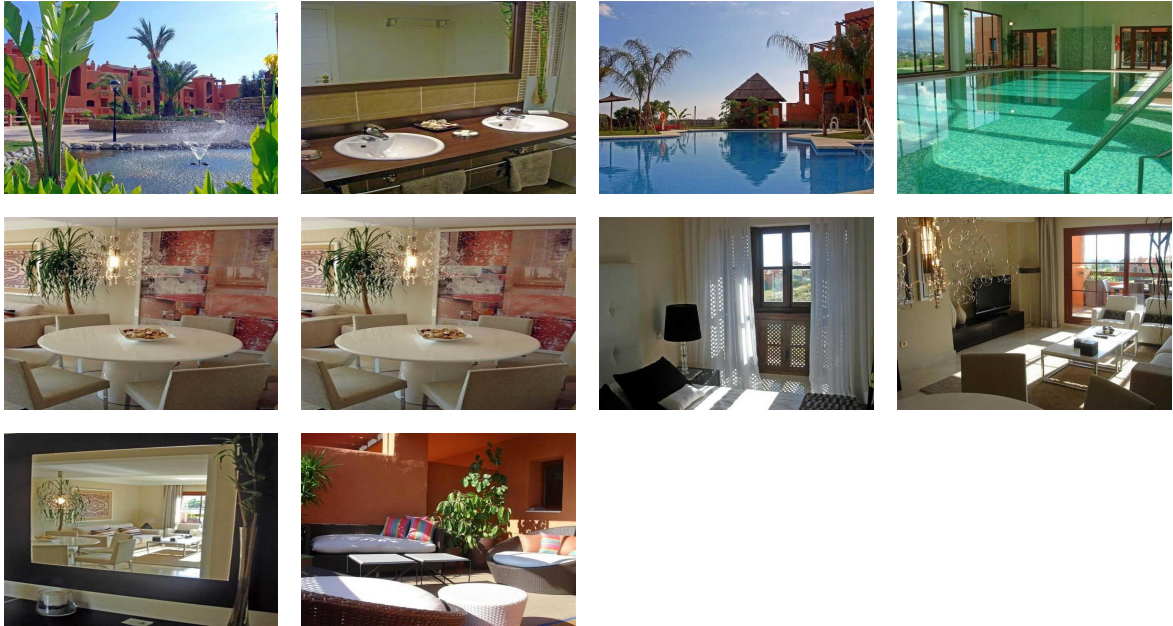


APARTMENT FOR SALE



Superb 2 Bed Apartment  
In Marbella Spain, Malaga  
Spain

Asking Price  
€290,000

Bedrooms	2	Year Built	0
Bathrooms		Date Listed	06/09/2023
Size	0 Sq M	Listing ID	GL-1623287999

Listed by: Euro Resales

For more information, visit:

<https://www.globallistings.com/5337858>

Overview

Superb 2 Bed Apartment in Marbella Spain

Euroresales Property iD - 9824670

Property information:

Gazules Del Sol

Set in 20,000 m2 of natural Garden with a lot of space for outdoor activities, leisure and fun.

\* Private, gated community with automated entry system and 24/7 manned security office

\* 4 outdoor communal swimming pools incorporating decorative "waterfall" features, a 5th heated pool & 1 children's pool

- \* Changing facilities & bathrooms next to pool areas
- \* Sport facilities with paddle court, fully equipped gymnasium, sauna,
- \* Jacuzzi and changing rooms.
- \* Stunning sea, garden and mountain views.

The perfect location: within the golf valley just minutes away from Marbella and Puerto Banus.

## THE APARTMENTS

Our 2 Bedroom apartments are around 100 square meters built, and have a terrace of approximately 30 square meters, all facing south with view over the Mediterranean Sea.

They are all roomy and spacious with big lounges and kitchens, excellent attention to detail and with a selection of top quality fixtures and fittings to make your new home as pleasant and comfortable as possible. The apartments have hot and cold air conditioning; electric blinds, intelligent home system and pre-installation of Bang & Olufsen surround sound system. The kitchen comes fully equipped with 'Siemens appliances.

## BUILDING STANDARD

The building contractor, Union 6, is one of the major construction companies in Spain. The company is well known for its high building standard. We have had the opportunity to follow the construction works and can therefore e.g. confirm that drainage and insulation are well done. Below you can see a sequence of pictures showing you some insight into the quality.

### Quality Specification

#### General details

- \* Hot & cold air conditioning,
- \* Personalised intelligent home system
- \* individual secure parking in basement with allocated storage space
- \* Various sized spacious terraces & porches
- \* Lift access to all floors including basement
- \* Electric water heaters
- \* Pre-installation of Bang & Olufsen Sound System

- \* Videophone entry system
- \* Pre-installation of alarm system
- \* High technology security safe installed in master bedrooms
- \* individual barbeque on the penthouses terraces
- \* Various telephone & television points (including terrestrial TV & satellite), as well on the penthouse terraces
- \* Additional power sockets in each apartment
- \* Bedrooms painted in a beige colour, lounge & hall ways painted in a warm tierra colour and kitchen in a fresh mint colour
- \* ivory cream marble of first quality throughout the apartment, except the bathrooms and kitchen, which are tiled in PORCELANOSA "gres" ceramic.
- \* Terrace tiled in quality "Gres" tiles non slip with decorative features.
- \* Acoustic insulation
- \* Halogen spotlighting in bathrooms, kitchen and hallways
- \* Hood mould on ceilings in living-room and bedrooms

#### Structure & External / internal Enclosures

- \* Foundations and structure of reinforced concrete with grid floor structures
- \* Roofs of waterproof asphalt sheeting, insulation and finished with watertight flat / Curved ceramic roofing tiles: There are two type of roofs: flat ones and pitched ones.
- \* Facade enclosures in insulated cavity brickwork
- \* The dividing walls between apartments consist of solid double brick walls of 1/2 foot width, acoustic insulation using mineral rock wool and double brick wall built with perforated bricks, painted and plastered.
- \* All interior walls of the apartments are in brickwork sealed with 'Pladur" type walls including acoustic insulation using mineral rock wool
- \* False diversion beams in plaster with hood mould in living room and bedrooms
- \* External carpentry is in painted aluminium, Double-glazed windows and electric aluminium roller blinds in bedrooms (security windows in ground floor apartments instead of security grills)

\* Solid reinforced wooden security front door in rustic style

## Bathrooms

\* Porcelanosa "gres" floor tiling throughout in beige colour, wall tiles in white "PORCENALOSA" and beige colour decorative border tiles

\* Fully fitted high quality white sanitary ware

\* Best quality chromed mixer taps

\* Marble wash basins and vanity tops in wood (mocha colour) or marble

\* integrated mirror over washbasins

\* Spacious separate showers with shower screens (according to apartment type)

\* Halogen spotlighting in halls and bathrooms

\* Hydro massage bath in main bathroom

\* Dampness detector

## Kitchen

\* First quality gres tiling on kitchen floor in beige colour

\* Granite work top surfaces

\* Plastered painted walls in mint colour with partial tiling

\* Fully fitted kitchen with best quality electrical appliances (brand Siemens or similar)

\* Electric vitro ceramic hob, oven, microwave, fridge freezer, dishwasher, washing machine

\* Smoke detector

## Bedrooms

\* Marble floor tiling throughout

\* Walls in cream colour plastic paint. Ceilings in white matt plastic paint.

\* Built-in wardrobes

\* Electric shutters on bedroom windows

\* Security Safe in master bedroom

\* False diversion beams in plaster with hood mould on ceiling

Living / dining area

\* Marble floor tiling throughout

\* Walls in cream colour plastic paint. Ceilings in white matt plastic paint.

\* False diversion beams in plaster with hood mould on ceiling

Monthly cost, Prices and Payments

## COMMUNITY

The monthly community fee for administration, maintenance and security is estimated to be around 180 Euros.

## SUMMARY

The apartments, and the Gazules area, have all imaginable qualities to a reasonable investment:

\* The nearness to UK, Germany, Scandinavia, Austria

\* Sunshine at least 300 days a year

\* High building standard

\* Facilities for complete relaxing

\* Two golf courses at a walking-distance and 20 additional golf courses in the immediate surroundings

\* Nearness to nature and cultural amenities as to shopping and public entertainments

About the area:

Marbella is a city and municipality in southern Spain,

belonging to the province of Malaga in the autonomous community of Andalusia.

it is part of the Costa del Sol and is the headquarters of the Association of Municipalities of the region;

it is also the head of the judicial district that bears its name.

Contact

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