



Ground Floor Apartment in La Quinta

Bedrooms **3** Bathrooms **2** Built **135m²** Terrace **66m²**

R5348134

**Ground Floor
Apartment**

La Quinta

995.000€

- Essential Highlights - Exceptional Spaces: 135m² interior + 66m² terraces + 393m² garden
 Privileged Location: Corner ground floor with triple exposure (Southeast, South, Southwest)
 Layout: 3 bedrooms + 2 bathrooms + guest toilet
 Premium Finishes: Underfloor heating and air conditioning per room, indirect LED lighting, high-end joinery, NEFF appliances, ...
 Annexes: 2 garage spaces + large storage room
 Eco-responsible: BREEAM "Very Good" certification and EPC class B - Full Description - Located in the heart of the prestigious Real de La Quinta estate, this magnificent modern 3-bedroom ground-floor apartment captivates with its contemporary design and luxurious features. With 135m² of perfectly arranged space, it offers a living environment bathed in light and a constant connection with nature. Refined and Luminous Interior: From the entrance, a warm atmosphere sets in, enhanced by indirect LED lighting in every room. The living area opens to the outdoors thanks to large floor-to-ceiling windows that retract fully into the walls, creating an invisible transition between the lounge and the terrace. The kitchen, fully equipped with NEFF appliances, features a convivial bar ideal for social moments. From wherever you are, the apartment enjoys breathtaking views of the private-use garden, the mountains, and the surrounding nature. Sleeping Area and Comfort: The layout was designed for privacy: a night hall serves the different spaces. It opens onto a spacious master suite with direct garden access and an en-

suite bathroom, as well as two other generous bedrooms sharing a modern shower room. Each bedroom benefits from electric shutters and large built-in wardrobes. A laundry room / guest toilet completes this functional ensemble. Comfort is absolute thanks to the full underfloor heating and reversible air conditioning, both independently adjustable in each room. Spectacular Outdoors: One of the major assets of this property lies in its exterior spaces: a vast 66m² terrace, partly covered and equipped with heating, which extends toward a superb fenced garden of nearly 400m² (maintained by the community). Thanks to its triple orientation (Southeast, South, and Southwest), you will enjoy the Mediterranean sun or a saving patch of shade at any time of day, in complete privacy. An Exceptional Residence and Resort: The property includes two parking spaces (one with an electric charger) and a spacious storage room, accessible by elevator. The residence, secure and gated, offers a very large swimming pool with panoramic views of the Sea and mountains. This exclusive location offers a setting of absolute calm, while being only 10 minutes from the vibrant life of Marbella and Puerto Banús. The Real de La Quinta resort spans 200 hectares and will soon offer world-class infrastructure, featuring a central lake and its leisure club dedicated to water sports (Paddle surf, Kayak, Water bikes), a refined clubhouse with a restaurant, outdoor and indoor pools, a gym, a spa, tennis and padel courts, and a golf academy with its own course. A new access road toward Nueva Andalucía is currently being finalized, further optimizing connectivity. Whether as a secure "lock-up & leave" second home or a permanent residence in a healthy and spacious environment, this BREEAM "Very Good" certified apartment, with an excellent EPC rating, embodies the perfect balance between luxury, sustainability, and serenity.

Access for people with reduced mobility

Double Glazing

Fitted Wardrobes

Storage Room

Access for people with reduced mobility

Ensuite Bathroom

Lift

WiFi

Covered Terrace

Fiber Optic

Private Terrace