



Ground Floor Apartment in Ojén

Bedrooms **3** Bathrooms **3** Built **263m2** Terrace **135m2**

R5526052

**Ground Floor
Apartment**

Ojén

2.495.000€

Spacious three-bedroom apartment with panoramic sea and mountain views in Palo Alto, Marbella. This elevated ground-floor residence occupies an entire floor in a building of just five homes. Created by combining two corner apartments during construction, it offers an unusually generous layout with no neighbouring apartments on either side or below. The accommodation comprises three bedrooms, three bathrooms and a guest toilet. A large living room connects with a separate dining area and a fully equipped kitchen, providing comfortable spaces for family life and entertaining. The kitchen was supplied by Gunni & Trentino and features an extensive selection of Gaggenau appliances. The property provides 228.23 m² of usable interior space and 135.72 m² of usable terraces. The terraces extend around the home on the same level, with space for outdoor dining, seating and sun loungers. Its elevated position on the hillside provides open views towards the Mediterranean and the Sierra de las Nieves. There is no private garden or rooftop solarium. The combined apartments form a single registered property, with one entrance and individual water and electricity meters serving the home. Two parking spaces and two storage rooms are included. Palo Alto is a double-gated residential community with 24-hour security. Residents have access to the communal club, including an indoor swimming pool, spa, gym and social areas, as well as a tennis court within the development. Furniture is excluded from the

asking price. Full ?or ?partial ?inclusion ?can ?be ?negotiated ?separately.

Access for people with reduced mobility

Domotics

Fiber Optic

Lift

Satellite TV

Tennis Court

Access for people with reduced mobility

Double Glazing

Fitted Wardrobes

Marble Flooring

Sauna

Utility Room

Covered Terrace

Ensuite Bathroom

Gym

Private Terrace

Storage Room