ALL IN real estates








Ground Floor Apartment in Ojén

Bedrooms	3	Bathrooms	3	Built	177m2	Terrace	92m2

R5317414	Ground Floor Apartment	Ojén	1.250.000€

High-End Ground Floor Residence with Sea Views (Apartment 6.0.1) Marbella – Ojén (next to El Soto Golf Club) Introducing one of the most distinguished ground-floor residences within this elevated hillside enclave in Ojén, an exceptional east-facing apartment offering refined architecture, remarkable interior scale, and beautiful sea views framed by protected natural surroundings. Designed so that all homes benefit from open views towards the Mediterranean, this residence embodies space, privacy, and understated luxury at its finest. With an impressive 177 m² of constructed living space, this residence offers villa-like proportions rarely found in apartment living. The layout includes: - 3 expansive bedrooms - 3 en-suite bathrooms + guest toilet - Striking open-plan living, dining, and kitchen area - Fully fitted kitchen - Floor-to-ceiling sliding glass doors - Seamless connection to the terrace - Exceptional natural light throughout The master suite is designed as a private sanctuary, complete with a generous en-suite bathroom and direct access to the outdoor space. Two additional bedroom suites provide comfort and independence for family or guests, while the guest toilet enhances functionality for entertaining. The internal distribution has been thoughtfully designed to combine flow, elegance, and privacy, ideal for both full-time luxury living and high-end holiday use. The residence is complemented by a spectacular 92 m² terrace, creating a true extension of the interior living areas. The east orientation allows for

luminous mornings and comfortable afternoons, making this outdoor space ideal for: - Elegant breakfast settings with sea views - Private relaxation areas - Lounge and entertainment zones - A refined outdoor dining experience The generous terrace dimensions provide a semi-villa atmosphere while retaining the security and convenience of a gated community. The property forms part of a carefully master-planned gated community integrated into approximately 230 hectares of protected natural landscape, ensuring long-term privacy, preserved views, and a rare sense of openness. The project has been developed by a prestigious German developer, widely respected for meticulous attention to detail, superior engineering standards, and uncompromising execution. The German dedication to precision and quality is evident in every aspect of the residence, from architectural conception to the finest interior finishes, delivering outstanding craftsmanship, structural integrity, and a level of construction excellence that clearly surpasses typical market standards. Residents enjoy ?access ?to: - ?Private ?Leisure ?Club - Landscaped communal ?areas - ?Secure underground parking - A tranquil, ?low-density environment - ?And much ?more! The ?property includes: - 1 underground ?parking ?space - ?1 ?private ?storage ?room Price: ?€1.250.000

Covered Terrace	Covered Terrace	Fitted Wardrobes
Lift	Private Terrace	Storage Room