



# 4 Bedroom Townhouse - Marbella

9217

|               |                                |             |                         |
|---------------|--------------------------------|-------------|-------------------------|
| PROPERTY TYPE | <b>Townhouse</b>               |             |                         |
| LOCATION      | <b>Marbella, International</b> |             |                         |
| POOL          | <b>Communal pool</b>           |             |                         |
| VIEWS         | <b>Sea and costa view</b>      |             |                         |
| SALE          | <b>766 000 €</b>               | REFERENCE   | <b>9217</b>             |
| BUILT AREA    | <b>169m<sup>2</sup></b>        | LIVING AREA | <b>141m<sup>2</sup></b> |
| TERRACE       | <b>35m<sup>2</sup></b>         | GARDEN AREA | <b>30m<sup>2</sup></b>  |
| BALCONY       | <b>Yes</b>                     | GARAGE      | <b>Yes</b>              |
| KITCHEN       | <b>Open-plan</b>               | BEDROOMS    | <b>4</b>                |
| BATHROOMS     | <b>3</b>                       | FLOOR       | <b>2</b>                |

New construction, ready to deliver!

The El Chaparral Golf development, located in the heart of the Costa del Sol, is halfway between Cala de Mijas and Fuengirola, it is a cozy corner strongly linked to one of the most practiced sports in the area: golf. A green lung in the heart of the Costa del Sol where the most direct contact with nature converges with the provision of one of the best gastronomic and leisure proposals in the area. And those are big words.

The adjacent El Chaparral beach is just 5 minutes from the development. A place to enjoy with family and friends the multiple water sports and beach clubs that dot each of the coves. There is no better place to enjoy the Mediterranean climate all year round.

We present a closed residential complex, made up of 80 3 and 4 bedroom townhouses, with a modern, functional and innovative design that blends into its beautiful natural surroundings.

It has an ideal location, on the front line of the El Chaparral golf course, just a few metres from the beach of the same name and very close to the busy and lively leisure area of Cala de Mijas and the urban centre of Fuengirola. A safe bet to enjoy the spirit of the Costa del Sol to the fullest.

In addition to the golf course attached to the development, more than 70 courses dot the Costa del Sol and are available to enjoy days with friends practicing your favorite sport. The existence of international schools, health centers and a wide

variety of shopping centers is a plus for a solidly established and highly sought-after area.

20 minutes away is the vibrant and sophisticated city of Marbella, with everything you can imagine to enjoy the authentic Mediterranean lifestyle. In addition to having gardens, leisure areas and a communal outdoor pool within the same development, you can enjoy access to the exclusive sports and leisure center attached to the development that has tennis courts, a spa, a gym, a jacuzzi, etc. Likewise, the south and southwest orientation of its homes gives it the luxury of making the most of natural light as well as enjoying the suggestive marine environment of the Mediterranean coast. The common areas of the complex have been thought out and designed taking into account the commitment to sustainability, with a wide variety of equipment and offering top quality facilities. Design and comfort are combined in each of its 80 units. Both in the common areas and inside each of the homes, the goal has been to make the most of the light in the environment and the space of the rooms to achieve an extremely attractive product that is difficult to compare.

Homes have been designed for you, built with a high level of detail and with large rooms perfectly oriented; thanks to the use of large-format porcelain flooring and its very large windows, we allow the entry of natural light at any time of day. And what can we say about its magnificent terraces where you can enjoy the best sunsets.

The kitchen has been designed as an indivisible unit of the living room, achieving large spaces where you can spend a large part of the day. The qualities are up to par with a project like this: quartz countertops, built-in appliances and integrated LED lights that provide sophistication and warmth. In the bathrooms, the choice was made for the elegance of large-format porcelain, a reflection and guarantee of design. The island-type kitchen will be furnished with high-capacity wall and floor units with a stratified finish. Countertop and countertop front in Silestone compact quartz. The equipment included is SIEMENS, an integrated filter unit, oven, microwave, induction hob, free-standing washing machine, built-in dishwasher and built-in combi fridge. All this without forgetting functionality and always offering a low-consumption proposal, taking into account the criteria of sustainability, practicality and comfort.

The homes will have private gardens, a parking space, a storage room, and a communal pool. Including the installation of basic home automation, air conditioning, hot/cold installation through hidden ducts in a false ceiling, with supply grilles in the living room and bedroom. They will have a digital thermostat. The production of DHW will be carried out using aerothermal energy. Electric underfloor heating will be installed in bathrooms. Low-water consumption vegetation and native species with automatic drip irrigation.

Immediate delivery. Make your appointment now and see your new home.

