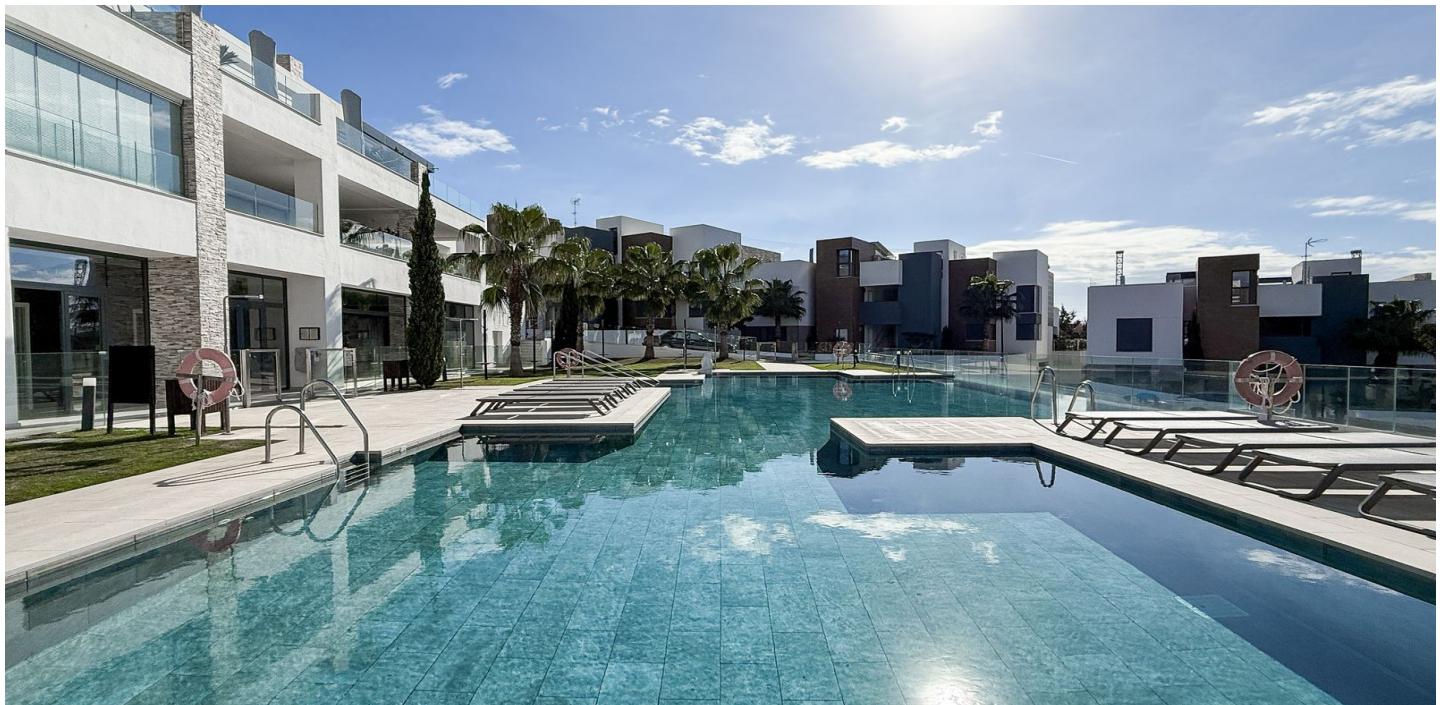




## Ground Floor Apartment for sale in Artola, Marbella

685,000 €

Reference: R5229706   Bedrooms: 3   Bathrooms: 2   Plot Size: 35m<sup>2</sup>   Build Size: 139m<sup>2</sup>   Terrace: 35m<sup>2</sup>





## Costa del Sol, Artola

Modern Elevated Ground Floor Apartment in Artola Homes – Bright, Stylish & Perfectly Located This beautifully designed elevated ground-floor apartment sits in the contemporary development Artola Homes, offering a fantastic blend of comfort, style and convenience. Set within a gated community with 12-hour on-site security, residents benefit from outstanding facilities, including a heated indoor pool, outdoor pool and a fully equipped modern gym. One of the biggest highlights is the location: just a 15-minute walk to the famous Artola dunes, Cabopino beach and the charming marina, and only a short 15-minute drive to Marbella centre. Property Features -Elevated ground floor with lift access - Spacious living area with 35 m<sup>2</sup> terrace + 35 m<sup>2</sup> private garden -Fully equipped kitchen with NEFF appliances, plus washer and dryer -Air conditioning (hot/cold) via Aerothermia for excellent efficiency -Underfloor heating in the bathrooms -Smart home system with app control for lighting, blinds and temperature -Two parking spaces (one underground, one communal) -Large storage room This is a move-in-ready home in a sought-after setting – perfect for full-time living or as a high-quality holiday residence. About Artola Alta A truly special area where sea, golf, nature and privacy all come together. It offers an authentic and peaceful atmosphere, without the overdevelopment you find in other coastal zones. Ideal for both year-round living and memorable holidays. Cabopino Marina Just minutes away, Cabopino Marina offers around 169 moorings, charming restaurants, relaxed bars and a selection of nautical activities. A wonderful spot to enjoy at any time of day, especially at sunset. Cabopino Golf An 18-hole course designed by Juan Ligués Creus, known for its mix of par-3, par-4 and par-5 holes surrounded by pine trees, lakes and Mediterranean views. The iconic 3rd hole – a par-4 from an elevated tee at 80 m – is a highlight. Located in Artola Alta, close to the beach and marina, the club offers a well-kept environment and a friendly clubhouse.



## Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Lift	West	Cold A/C
Private Terrace	South West	Hot A/C
Storage Room		Central Heating
Ensuite Bathroom		U/F/H Bathrooms
Double Glazing		
Fitted Wardrobes		
WiFi		
Gym		
Domotics		
Access for people with reduced mobility		
Views	Setting	Condition
Sea Views	Close To Golf	Excellent
Garden	Close To Port	
Golf Views	Urbanisation	
	Close To Sea	
	Close To Shops	
	Close To Schools	
	Close To Marina	
Pool	Furniture	Kitchen
Communal	Optional	Fully Fitted
Heated		
Indoor		
Children`s Pool		
Garden	Security	Parking
Private	Gated Complex	Underground
Easy Maintenance	24 Hour Security	Garage
	Alarm System	Private
	Electric Blinds	Covered
	Entry Phone	Street
		More Than One
Utilities	Category	
Electricity	Holiday Homes	
	Investment	
	Golf	
	Luxury	
	Resale	
	Contemporary	