

## Apartment for sale in Marbella

2 Bedrooms | 2 Bathrooms | 85 m<sup>2</sup> Interior | 25 m<sup>2</sup> Terraces | Garage Yes | Pool Yes |



### Property Description

#### 1. Entrance Hall:

Large entrance hall leading to the different areas of the apartment.

Emergency lighting above the door.

The hallway lights turn on with a presence sensor

and turn off by themselves. o Hidden in the wood paneling we have the electrical and home automation panel,

as well as the alarm, SONOS system and the internet router.

At the end of the hallway is the main HOME AUTOMATION screen that controls the entire operation of the apartment.

#### 2. Kitchen:

Fully equipped and furnished independent kitchen with an integrated breakfast area hidden in the wood paneling.

Top quality materials from the Logos brand.

MIELE brand appliances, with a ceramic hob integrated into the countertop.

GESI brand taps.

LED lighting in wall units with a sensor that is activated by passing your hand.

### 3. Living room:

Bright living room with access to an open terrace with views.

Terrace with indirect lighting, automatic irrigation system and lighting in the planters.

Integration of the living room with the entrance and the kitchen by means of oak wood paneling.

Bioethanol fireplace with integrated LG television.

Shelves with integrated LED lighting.

Sofa and armchair from the Italian brand Natuzzi.

When entering the living room, the blinds open automatically and the lights on the curtain rails turn on.

Different types of lighting that are controlled from the home automation panel as well as RGB LEDs in the recess.

### 4. Bedrooms:

Master Bedroom:

En suite with dressing room and private bathroom with hidden sliding door.

The lights in the dressing room turn on with a sensor.

When entering the bedroom, the LED lights on the curtain rail turn on automatically.

The home automation screen controls the air conditioning, the operation of the blinds, the lights, the underfloor heating in the

bathroom and the electric towel rail in the bathroom.

Bedroom 2:

Located near the entrance of the apartment.

Built-in wardrobe and study area.

When entering the bedroom, the LED on the shelf turns on by itself.

The home automation screen controls the air conditioning, the operation of the blinds and all the lights.

Both bedrooms have LG TVs and recessed lighting in the false ceiling. These luminaires can be moved along the black track.

### 5. Bathrooms:

Bathroom 1 (en suite):

Indirect LED light with a sensor that turns on by itself and at the same time turns on the mirror with anti-fog so that it does not fog up.

We have a switch for the spotlights on the ceiling if more light is desired.

There is a switch for the electric towel rail with an orange light to know if it is on or off.

Above the counter there are 2 hanging lamps with a switch.

Electric underfloor heating that is controlled from the bedroom thermostat.

Top quality materials: marble, porcelain and Ritmonio brand taps.

Catalano brand wall-hung toilet with TECE metal push button.

Bathroom 2:

Located in the hallway to serve bedroom 2 and the living area of the apartment.

Underfloor heating controlled from the main home automation screen in front of the bathroom door.

Indirect LED lighting with sensor and spot with switch.

Ritmonio brand water tap falling from the ceiling.

Solid round washbasin made of black marble.

Catalano brand wall-hung toilet with TECE metal push button.

6. Air Conditioning and Hot Water Systems.

Hot/cold inverter air conditioning by aerothermal energy.

Independent Airzone system for rooms controlled from each room and from the main home automation screen.

Communal hot water system with no consumption limit.

7. Home Automation and Technology:

Comprehensive home automation control by Zennio.

Access control, lighting, air conditioning, underfloor heating, blinds, smoke detectors and presence sensors.

Setting scenes such as away , arrival home , cinema , relax , all off .

Opening system with smart key. o Powerful Wi-Fi signal throughout the apartment.

Sonos sound system, compatible with all smartphones

9. Services and Amenities of the Urbanization:

Communal pool.

Landscaped green areas.

Underground parking with parking space in front of the elevator.

Adaptation for disabled people with two elevators.

Additional Notes: This apartment is a unique option for those looking for a luxury home with all the comforts and advanced technologies, located in one of the most exclusive areas of Puerto Banús. If you have any questions or need more information, do not hesitate to contact us.