



## 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>





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## 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

Covered Terrace  
 Lift  
 Private Terrace  
 Storage Room  
 Ensuite Bathroom  
 Double Glazing  
 Fitted Wardrobes  
 WiFi  
 Gym  
 Domotics  
 Access for people with reduced mobility

### Orientation

South  
 West  
 South West

### Climate Control

Air Conditioning  
 Cold A/C  
 Hot A/C  
 U/F/H Bathrooms  
 Central Heating

### Views

Sea  
 Garden  
 Golf

### Setting

Close To Golf  
 Close To Port  
 Urbanisation  
 Close To Sea  
 Close To Shops  
 Close To Schools  
 Close To Marina

### Condition

Excellent

### Pool

Communal  
 Heated  
 Indoor  
 Children`s Pool

### Furniture

Optional

### Kitchen

Fully Fitted

### Garden

Private  
 Easy Maintenance

### Security

Gated Complex  
 24 Hour Security  
 Alarm System  
 Electric Blinds  
 Entry Phone

### Parking

Underground  
 Garage  
 Private  
 More Than One  
 Covered  
 Street

### Utilities

Electricity

### Category

Holiday Homes  
 Investment  
 Resale  
 Golf  
 Luxury  
 Contemporary

### CO2 Emission Rating

B

### Energy Rating

C