

# Ground Floor Apartment for sale in Marbella

841,500 €

Reference: R4845733 Bedrooms: 2 Bathrooms: 3 Plot Size: 198m<sup>2</sup> Build Size: 127m<sup>2</sup> Terrace: 71m<sup>2</sup>







## Costa del Sol, Ojén

A bespoke collection of 44 private sea-view residences, situated in the heart of authentic Andalusia, adjacent to a protected natural reserve. This exclusive development is the result of collaboration by a world-class team, combining precision craftsmanship with cutting-edge technology to offer a unique lifestyle management experience.

### A Scenic Mediterranean Journey

Imagine driving up from the coast through pristine nature, the ideal route for an open-top car. As you ascend, breathtaking views of the sea unfold from various angles, leading to an idyllic hillside setting bordered by endless hectares of protected land.

### Dramatic Sea Views

Each residence is thoughtfully designed to maximize the stunning sea views, extending beyond the Mediterranean to Gibraltar and Africa. Only 44 homes are available in this gated community, offering two- and three-bedroom apartments, as well as 10 luxurious penthouses. Each penthouse includes its own private rooftop pool, while the beautifully landscaped communal gardens feature a 25-meter heated pool, sun deck, and a covered outdoor kitchen for dining and entertaining.

### Effortless Living with Concierge Services

The development is designed to provide hassle-free living. A full concierge service is available to take care of all your needs, from childcare and dinner reservations to arranging personal chefs, chauffeurs, and airport transfers. For added peace of mind, the development offers secure underground parking, private storage areas, and 24-hour security with guarded patrols.

### Spacious, Thoughtfully Designed Facilities

On the Mediterranean coast, outdoor space is just as important as the interior. The communal areas at Ocean View are expansive, secure, and meticulously designed. Each apartment opens up to views of the sea and lush gardens, while the 25-meter heated pool is complemented by a sun deck and inviting terrace with barbecue facilities, seating areas, and lounges.

### Your Perfect Home

The development offers an exclusive selection of two- and three-bedroom apartments, along with three-bedroom penthouses. These homes range in size:

Two-bedroom apartments: 127m<sup>2</sup> to 132m<sup>2</sup>, with terraces of 64m<sup>2</sup> to 71m<sup>2</sup>, plus underground parking and private storage.

Three-bedroom apartments: 149m<sup>2</sup> to 177m<sup>2</sup>, with terraces of 48m<sup>2</sup> to 110m<sup>2</sup>, plus underground parking and private storage.

Three-bedroom penthouses: 133m<sup>2</sup> to 195m<sup>2</sup>, with terraces of 117m<sup>2</sup> to 230m<sup>2</sup>, rooftop solariums from 123m<sup>2</sup> to 183m<sup>2</sup>, and private pools. Penthouses include two underground parking spaces and private storage.

### Turn-Key Ready Residences with Bespoke Design Options

Every home comes turn-key ready, designed with the highest quality materials and finishes. Homeowners also have the option to personalize their residence, working with a dedicated interior designer. From bespoke Italian ceramic floor tiles to custom-designed fully fitted kitchens by Valcucine with high-end appliances from Miele, Bosch, or Neff, each residence is crafted to perfection. Other premium features include:

Built-in wardrobes in all bedrooms

Fully fitted bathrooms with high-quality sanitary ware from Geberit and Calamita



Floor-to-ceiling energy-efficient windows with UV protection by Schüco  
LED lighting throughout main rooms and living spaces  
Fully ducted climate control and underfloor heating  
State-of-the-art home automation systems, including flood control, smoke detection, and window sensors  
Comprehensive Concierge & Lifestyle Services

The concierge team at Ocean View is on hand to ensure residents enjoy a stress-free experience. Whether you need childcare, dinner reservations, or a private chef, they will take care of all the details. They can also organize activities such as guided hikes, boat excursions, cooking classes, and more, ensuring residents can fully embrace the Andalusian lifestyle.

#### Unique Features & Key Points

Exclusive Gated Community: Only 44 private residences

Prime Location: Stunning sea views across the Bay of Marbella

Nature at Your Doorstep: Bordering a 230-hectare protected nature reserve, with direct access to walking trails

Luxurious Amenities: 5-star facilities for residents and their guests

Care-Free Ownership: Property management, maintenance, and rental services available

24/7 Security: Peace of mind with video surveillance, a fenced perimeter, and security guard patrols

Elegant Architecture: Designed by renowned architects Villarroel Torrico

Spacious Outdoor Living: Expansive terraces that connect seamlessly with the natural surroundings

Cutting-Edge Technology: Home automation systems for modern convenience

High-End Design Services: Personalize your residence with bespoke interior design options

Premium Materials: Carefully sourced to set a new local standard

Private Parking & Storage: Underground parking and private storage with every home

Ocean View offers a rare opportunity to own a beautifully designed, high-end residence in one of the most serene and picturesque areas of Andalusia. Whether you seek a permanent home or a luxurious getaway, these sea-view residences deliver an unparalleled blend of elegance, modernity, and natural beauty.

Contact us today for more information or to schedule a viewing. Virtual viewings are also available. At AbraCasaBra Real Estate, we don't just sell houses; we make dreams come true.

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## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Satellite TV  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Fiber Optic  
Domotics  
Solarium

### Views

Sea  
Mountain  
Panoramic  
Country  
Garden  
Urban

### Pool

Communal  
Heated  
Private

### Garden

Communal  
Private  
Landscaped  
Easy Maintenance

### Utilities

Electricity

### Orientation

South  
South East  
South West

### Setting

Urbanisation  
Close To Town  
Mountain Pueblo  
Village

### Furniture

Optional

### Security

24 Hour Security  
Alarm System

### Category

Investment  
Luxury  
With Planning Permission  
New Development

### Climate Control

Cold A/C  
Hot A/C  
U/F/H Bathrooms

### Condition

New Construction

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
More Than One  
Covered  
Communal