



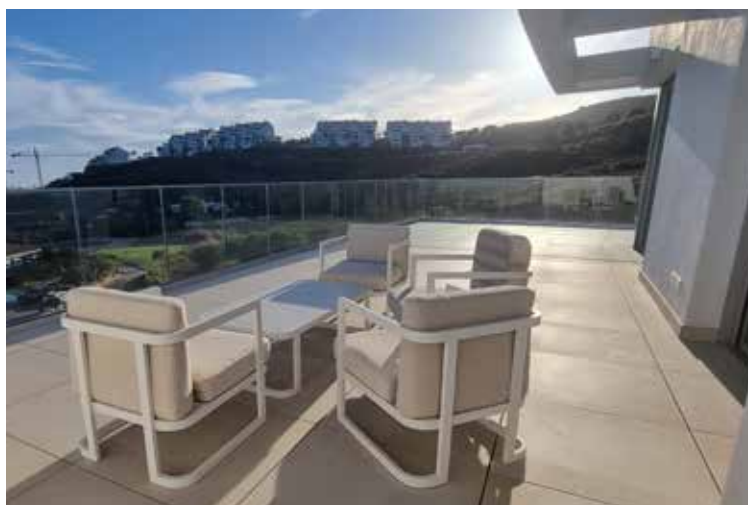
Penthouse 7

Bedrooms **2**

Bathrooms **2,5**

Built m² **106,66**

Terraces m² **120,83**



For sale **675.000 €**

Community 402 €/Month

Townhall Tax 683,83 €/Year

Rubbish 81,66 €/Year

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th. Furniture not included.

Penthouse 7

Spectacular penthouse with private pool and solarium with panoramic views of the sea facing the Calanova golf course.

The property is located in the highest portal of the complex, it enjoys the best views and privacy. The penthouse is on the corner, with a 140m2 terrace with a lounge area, outdoor dining room and private pool from which to enjoy the best views. From the terrace you can access the solarium, the area with the most privacy and where you can set up an outdoor kitchen area with a chill out area.

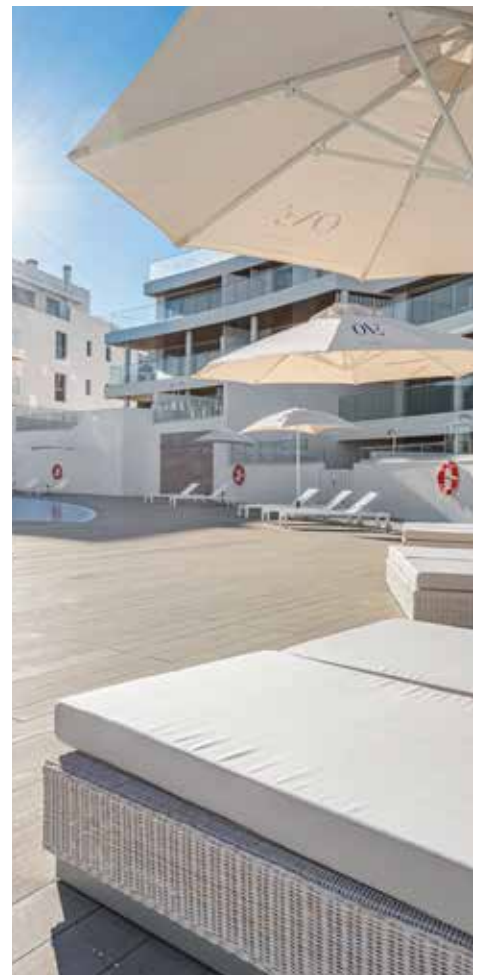
It has a living-dining room, an equipped open-plan kitchen, 3 bedrooms with 3 en-suite bathrooms and a guest toilet. 2 parking spaces are included with direct elevator access from the property, and a large storage room.

The penthouse is designed using the best construction materials and the most modern technology on the market. It has hot/cold air

conditioning controlled by the best Air Zone home automation control system, underfloor heating throughout the interior area, LED lighting, designer kitchen with NEFF appliances, dressing areas in the bedrooms and large porcelain floors.

The ONE RESIDENCES urbanization has the best common areas on the Costa del Sol, owners can enjoy an HD Home Cinema with the latest image and sound technology, gym, Premium wine cellar, social club, business centre and a complete SPA which includes a thermal area, Jacuzzi, sauna, Turkish bath and hydro massage showers. For those who like life outside, they can enjoy 2 outdoor pools, one of them infinity type with panoramic views of the sea; the other with a bar area and beach edge.

It is a closed complex with a concierge service and security control with 24-hour surveillance cameras."





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QUALITY SPECIFICATION

CLIMATE CONTROL

- Underfloor heating. Radiant water floor, fed by the Aerotermia system.
- Production of air-conditioning by an Aerotermia heat pump installation for energy savings.
- Hot/Cold Air Zone air-conditioning system for living rooms and bedrooms.
- Smart individualized digital thermostat in each room.

ELECTRICITY & COMMUNICATIONS

- Installation of colour video-intercom with automatic entry control to pedestrian entrances.
- TV and telecommunications outlets in the living room, all bedrooms, kitchen and terraces.
- Installation of Domotic system.

KITCHENS

- High quality, fully furnished kitchen with floor to ceiling cabinets.
- LED lighting under wall cabinets.
- Induction hob integrated into the island.
- Silestone countertops.
- Extraction system flush with ceiling
- NEFF appliances including an induction hob, multi-function oven, microwave, integrated fridge freezer and dishwasher.
- Washing machine and tumble dryer by Bosch.

INTERIOR FLOORING

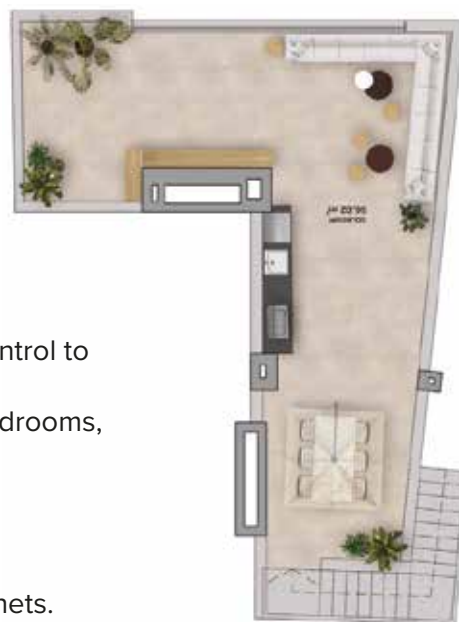
- Large-format 75cm x 75cm porcelain tiles, with a continuous design throughout the apartments.

EXTERIOR FLOORING

- Non-slip large-format 75cm x 75cm porcelain tiles, with a continuous design for terraces.

PARKING & STORAGE

- Two parking spaces and one storage room included.
- Pre-installation of electric vehicle charging point for one penthouse parking space.
- Remote control access to garage.



Penthouse 7

Referencia: AC4980

Type: Penthouse

Location: Calanova Golf – La Cala de Mijas

Private Pool: Yes

Garage: Yes

Parking slots: 2

Storage: 1

Beds: 2

Baths: 3

Guest Toilet: 1

Built m²: 106,66

Interior m²: 81,46

Terrace m²: 120,83

Orientation: South

Commnity Amenities:

SPA (Themal Area, Jacuzzi, Sauna, Turkish Bath)

GYM

Home Cinema

Wine Cellar

Exterior beach pool

Lounge Bar

Infinity Exterior Pool

Business Center

Kids Area

Golf Simulator

24h. CCTV Security

Concierge Service



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