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The Apartment 311 is possibly the best 2-bedroom apartment on this completely unique, front-line beach complex. It has direct Terrace access to the Pool and Garden with a view of the Swimming Pool and Garden areas and the sea beyond.



Designed for demanding Corporate and Celebrity VIP clients, this apartment is very well appointed and finished to the highest standard, with marble floors throughout and generous sized rooms. Fabric wallpaper, feature walls and attractive lighting make the apartment both cosy and luxurious. There are top of the range appliances and fittings in the kitchen and bathrooms, together with a warm and cool air conditioning system, with under-floor heating in all bathrooms.

Much of the furniture has been specially commissioned for the apartments to match the fabrics and the decor and to complement the layout and dimensions. All of the bed covers and furnishings have been carefully chosen and the beds, mattresses, pillows, duvets and linen have been selected to ensure that the night time experience is as relaxing as the day time.

The Apartment is offered for sale on an UNFURNISHED basis and is priced without Furniture, Accessories, Sound and Vision Appliances, Crockery, Cutlery, Linen, Towels etc., but any or all of these items can be purchased at preferential rates and left in situ. *Some of these items are listed below in italics.*

It is also possible to rent the apartment on a TRY BEFORE YOU BUY basis.

Reception Rooms

Enter into a **Reception area** of 10.29m² leading to the Lounge, Bedrooms and the Kitchen. The welcoming marble reception area leads directly into the well lit and bright, **open plan 31.89 m² Lounge / Dining Area**. Because the unit is on a corner, it has the significant advantage of having windows across the entire length of the apartment as well as the doors to the Terrace. The “home from home” feeling provides a perfect ambience for all year round living, whether it is spilling out onto the Terrace in the height of summer, or curled up in front of the wall mounted TV, or the working chimney.



Custom-made furniture, mirrors and light fittings....Rugs on the Marble Floors....Classic Italian Leather 2 or 3-seater Sofa & 2 Leather Armchairs; Marble Coffee Table, Table Lights; 8-seater Classic Glass Top Dining Table with 6 High Back Leather Dining Chairs Sony HD TV, Sky TV, Vita Audio with iPod Link Sound System and Sony Playstation 3.

Terrace

Floor to ceiling, wall to wall Patio Doors open on to a 38.19m² Terrace. This corner unit with a double aspect terrace provides views of the Gardens and the Pool, with the beach beyond. There are steps directly to the Garden and the heated Swimming Pool – which makes it usable all year round. The easy access to the communal areas and the pool really extends the feeling of open space available. It is also possible for kids to come in and out of the pool and garden areas, whilst never really being unsupervised. There are fitted storage cupboards on the Terrace to house any pool, beach or leisure paraphernalia.



Kettal Patio Dining and Sun Lounge

Furniture Once on the terrace, you are no more than 50 paces from the door to the beach. On the way back from the beach, there are showers by the pool to rinse off. For those who would prefer to exercise in the Gym rather than on the beach or in the pool, that is a few short steps away.

Master Bedroom

Back at the reception, a hallway with storage cupboards, leads to the Master Bedroom.



The Master Bedroom is 17.8m² with built-in cupboard units and a full length mirror, leading to a light, spacious and strikingly decorated bedroom. The textured, fabric wallpaper and feature wall decor is deliberately soothing and compliments the setting. Dimming light switches allow you to set the tone. Floor to ceiling patio doors-lead directly on to the Terrace so when you wake up in the morning and lift the electric shutters, you can take in the new day from the comfort of your own terrace and even venture straight out for an early morning jog on the beach or swim in the pool, or just a wander round the grounds.

The beds all have the highest quality Comfi Mattress and mattress topper, and the manufacturers claim that it is like sleeping in the "palm of God" is a little flowery, but not far from accurate. These can be singles or zipped together to make doubles. Monogrammed White Egyptian Cotton Sheets in all bedrooms and Goose Down 3 Tog and Cotton 1 Tog duvets are of the highest standard, to ensure a fabulous night's sleep.

All the beds lift up easily to reveal a very large storage area under each bed. Hand-made bed side tables, lights, mirrors and decorations. Wall mounted Sony Bravia TV, Vita Audio r4 CD/DAB/FM + iPod Link & remote control.

An **En-suite Bathroom** of 9.01m² provides a luxurious and spacious bathing experience, with a Double Sink, a Jacuzzi Bath, a WC, Bidet and a very powerful Shower in a large, marble and granite walk in unit.



On the way back to the Reception is a marble clad **Guest WC**
Second Bedroom

For guests or other family members, the 13.37m² beautifully decorated second bedroom is at the rear of the apartment, with fitted wardrobes and full length mirror. The beds can be configured as 2 Twin Beds or a Double with the mattresses zipped together.

Mirrors, lights, bedside tables, and the same ultra comfortable beds, with storage. Vita Audio r4 CD/DAB/FM + iPod Link & remote control



En-suite Bathroom

A luxurious bathroom of 4.37m² with spacious marble and granite walk in shower.



Kitchen

Whether it is being used to cook a snack or a gourmet meal, or simply to unwrap a take-away from the many local options, the spacious (10.09m²), well appointed Kitchen has the highest quality fittings and utensils.



Siemens Fan assisted Electric Oven; Ceramic 4 hob stove with extractor fan & aluminium hood; Microwave variable power levels; Split Fridge-Freezer + Ice maker/Water Cooler Built in water filter

*Le Creuset Cookware Sophie Conran - 8 Settings Crockery Service
Full set of high quality acrylic "glasses" Robert Welch - 8 Settings
Cutlery Service*

To make the domestic washing experience as pleasant as it can be, there is a separate, enclosed **Utility Room** of 3.51m² which includes: Siemens 6kg Auga Secure E10.12 Washing Machine & Tumble Drier E16.10

Parking and Store Storage

Underground Garage Space 7 is very close to the lift in the basement which takes you directly to apartment 311. Behind the car park space, is Storage Room No 2 in Block 3

The Complex



Heaven Beach Apartments provide an exclusive, bright, airy and intimate complex of only 35 units. The attractive complex benefits from extensive **grass areas** and a **heated 20 metre swimming pool** which offers all year round use, with Sun Loungers and Parasols. There is a fully equipped **Gym** with several aerobic and other machines, as well as Table Tennis and Saunas. The Community benefits from a fabulous grassed area by the beach area for impromptu games of volleyball, football or any other activity.

Community facilities include **24 hour Security, Maintenance and gardening**. Each apartment has **underground car parking with direct lift access** from the Car Park to your Apartment, which makes shopping and luggage movement very easy. Adjacent to the Car Parking is a **spacious Storage Room** to add to the generous storage facilities in each apartment.

The apartments are well suited to people with mobility issues. All parts of the complex can be reached without use of any steps. It is even possible to go straight to the beach and the Heaven Beach Bar using flat walkways and a boardwalk over the sand. There is even a rail in the pool which is very easy to enter.

The Setting

On most days, there is a **clear view of Gibraltar and Africa**, and boats can be taken from the nearby Estepona Port or Puerto Banus – including Dolphin viewing and Fishing trips.



To the North, the views are of the **hills and mountains** which are wonderful for adventures and sightseeing with inland lakes, rivers and **real Spanish villages** dotted all around – many of which host genuine fiestas and traditional parades. Immediately to the West and North of the Complex is an area designated as a **Nature Reserve** which restricts development and ensures a peaceful and secluded retreat with the wonderful night-time sounds of waves and nature. Along the beach to the East, are very beautiful Villas, many occupied by the rich, famous and discreet.

The opportunity to walk out of your apartment, a few paces to the Beach gate and be actually on a beautiful sandy beach is quite unique. The Beach is never overrun and remains uncommercial, but during summer, the Heaven Beach Bar provides an enjoyable energy and vibrancy. Off season, between October and March, the experience is very different, and almost idyllic. It is possible to enjoy long walks in either direction without seeing a single car or concrete path!

Location, Road and Airport Access



The apartments are close enough to the amenities, clubs and beaches of **Marbella** and the **Costa Del Sol**, but are far from the commercial hubbub of many of the complexes that can be found in the area.

Perfectly situated on the A7 at 165.5km, the apartments are less than **10 minutes from Puerto Banus and Estepona Ports** and close to the main arterial routes of the South Coast. Equidistant from both **Malaga** and **Gibraltar**, the journey to the airports is less than 45 minutes to both, offering a wide variety of low cost travel options from most countries.

Local Facilities and Amenities

There are many leading **Golf Courses** (including Marbella Club, Valderama and Los Flamings) within 5 minutes. **Selwo** Adventure Park is less than 5 minutes away, as well as a **Soft Play Centre** for children and plenty of **water sports** including Windsurfing for the brave and sporty.



There are **tennis, paddle, horse riding** and many other leisure opportunities all around. The wonderful shops of Puerto Banus, including El Corte Ingles are less than 10 minutes away; and only another 5 minutes to Marbella and Orange Square.

Food and Supermarkets



Close to the local urbanisation of Cancelada, there are several **Supermarkets** within a matter of minutes, including Mercadona, Super Sol and Carrefour, as well as a wide variety of **Restaurants** of all cuisines and budgets. The complex could not be closer to the **Sea Front** and benefits from **direct key access to Heaven Beach**, which itself offers the

famous **Heaven Beach Chiringuito** which is open during the days from March to October, with an extensive menu of the finest food available on the coast – a **unique “feet in the sand” gourmet eating experience**, as well as Flamenco and Salsa evenings in high season and an exclusive food delivery or take-away service available for Heaven Beach residents.

Apartment Specification

The Apartments have been constructed to a very high standard to reflect the unique Beach Front location and layout. The current owners have paid considerable attention to the Interior Design and Furnishings. The Furniture and accessories are not included in the unfurnished price but can be purchased subject to separate price discussion.

For further details or to arrange a viewing please contact