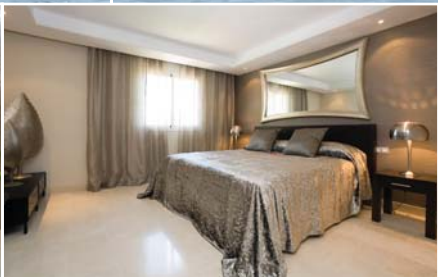
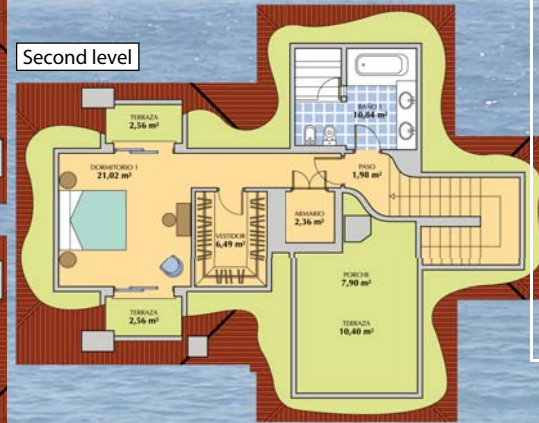




First level



Second level



The Apartment Apartment 405 is a 4 Bedroom Frontline Beach Split Level Penthouse with dramatic and unrivalled Sea and Beach Views including across to Gibraltar and Africa. It is unlikely that you will find better views anywhere in Southern Spain.



Many people spend large amounts of money on works of art which deliver a fine long term investment as well as the ability to enjoy looking at them. Apartment 405 has a completely mesmerising view which changes with the seasons and during each day, evening and night. Many visitors consider that the view is far superior to even the most expensive art works which might cost the same amount of money..... and you even get a wonderful 4 bedroom apartment thrown in!

In fact, the view is not the only benefit. The sounds and smell of the sea are all pervading and the view is often further enhanced by the sight of Kite and Wind Surfers performing in what seems like touching distance.

It is also one of only three 4 bedroom apartments on the Complex and 4 bedroom apartments are few and far between in the area.

For those who would like to invite family or friends as guests, an attractive and practical option could be to combine this purchase with the purchase of either apartment 401, 402 or 404 which are in the same block and provide a self contained yet still close-by option for guests. 401 and 402 also provide s direct internal access to the Pool area.

The well appointed apartment, with generous sized rooms and good storage has been finished to the highest standard, with marble floors throughout. 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

From the lift lobby, which serves only this apartment, enter into a Reception area of 10.92m² leading to the Living Area. The welcoming marble reception area leads directly into the **large, 42.20 m² Open Plan Lounge / Dining Area.**



Custom-made furniture, mirrors and light fittings. Rugs on the Marble Floors. Classic Italian Leather 3 Seater Sofa, 2 seater Sofa and Armchair; Pioneer HD TV, Sky TV, Full Sound System including Terrace Speakers. 8-seater Classic Glass Top Dining Table with 8 High Back Leather Dining Chairs

The Terrace

The Lounge / Diner leads directly on to a **131.54m² Terrace** with stunning, panoramic views of the Sea and beach below, and also, the Swimming Pool and Garden areas. An abundance of space for indoor and outdoor Patio furniture, including Loungers and Dining Furniture. Extensive Glass Curtains create sheltered indoor space for all year round living which adds an entirely new dimension to the accommodation.



There is a barbeque preparation and cooking area, as well as a Terrace Shower. Electric awnings with automatic wind retraction protect you from the sun in the summer. There are plenty of storage cupboards. There can be few better locations to enjoy a 6 seat terrace Jacuzzi at all times of the day and indeed, the year.

The terrace extends across the entire width of the Apartment, so access can be gained to the Kitchen and the master Bedroom from the Terrace. It is one of the best locations you can imagine for entertaining.

6 Seat Terrace Jacuzzi Kettal Patio Dining and Sun Lounge Furniture

From the Living Area, a hallway with storage cupboards, leads back to the:

Kitchen

A very spacious 21.00 m², well appointed Kitchen with the highest quality fittings, with stunning sea views and Patio doors leading to the Terrace.



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; Drinks Cooler / Wine Chiller

Jamie Oliver Cookware, Jamie Oliver - 8 Settings Crockery Service Full set of high quality acrylic "glasses", Robert Welch - 8 Settings Cutlery Service, Swiss made Jura Coffee Maker

Enclosed **Utility Room** of 11.07 m² with plenty of storage and...
Siemens 6kg Auga Secure E10.12 Washing Machine & Tumble Drier E16.10

Next to the kitchen, and leading from the Reception, is the...
Third Bedroom (which could be used as a Study/Family Room). This room is 19.91m² with built-in cupboard units, full length mirror and working surfaces and enjoys a mountain view. Fully decorated and adorned with wall mounted TV

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. Vita Audio r4 CD/DAB/FM + iPod Link & remote control.

An **En-suite Bathroom** of 4.94 m² provides a luxurious and spacious bathing experience, with a Sink, a WC and a very powerful Hansgrohe Shower in a large, granite walk in unit.

Back through the Reception and Lounge and through the separating door to the rear of the apartment.

The **Master Bedroom** (or bedroom 2) is 19.82 m² with a built-in dressing room area on the right (5.39 m²), leading to a light, spacious and strikingly decorated bedroom. Patio doors lead directly on to the Terrace, with a Glass Curtain enclosed seating area, and darkness can be created by closing the Electronic shutters.

Bed side tables, lights, mirrors and decoration and the same ultra comfortable beds, with storage.. Wall mounted Sony Bravia TV, Sky Magic Eye, Link to Lounge. Vita Audio r4 CD/DAB/FM + iPod Link & remote control.

An **En-suite Bathroom** of 7.63m² provides a luxurious and spacious bathing experience, with a Double Sink, a Jacuzzi Bath, a WC and a very powerful Hansgrohe Shower in a large, marble walk in unit.



Fourth Bedroom

The 14.60 m² stylishly decorated Fourth Bedroom is at the rear of the apartment and enjoys views of the Pool and Garden area. It has fitted wardrobes and a full length mirror.

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

An **En-suite Bathroom** of 7.63m² provides a luxurious and spacious bathing experience, with a Sink, a WC and a very powerful Hansgrohe Shower in a large, marble walk in unit.

Up the stairs to.....

Second Bedroom (or Master Bedroom)

The 27 m² Second Bedroom is the spacious split level Duplex element of the Apartment, with extensive fitted wardrobes, full length mirror and storage areas. It is also beautifully decorated.

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



There are two opening patio doors providing views of the sea both to the East and the West.

This bedroom could be used as a separate living area, or could be an ideal, slightly separated area for a kid's room and would suit both bunk beds or combined beds and play area. It would also make a very attractive Office or working area.

En-suite Bathroom

A luxurious bathroom of 10.84 m² with Jacuzzi Bath, very large walk in Marble and Granite Shower, Double Sink unit, WC and Bidet

Store Rooms and Parking

Garage Spaces 1 & 2

Storage Room No 1 in Block 4

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