



The Apartment 401 is a 3 Bedroom Frontline Beach Apartment which is about as close as you can get to the sea. There are no roads, car parks or other buildings to disturb the view, sounds and smells of the waves.



This is one of the premier 3-bed apartments on the Costa del Sol. It has a commanding view of what is going on in the pool and garden areas and allows children to run around whilst being in ready eye line. For grand-parents (or even chilling parents!) it provides the opportunity to relax on the terrace feeling part of everything, but in the privacy of your own space.

At different times of the year, the experience will be quite different. Off season, you can sit inside or outside the Glass Curtain area, relax in the terrace Jacuzzi, or simply look out from the lounge at the beautiful sea and setting, possibly watching the Kite and Wind Surfers doing the energetic activities for you. During busier times, it is a wonderful place to watch the world go by.

At any time, with steps from the terrace to the pool, you are only a few steps away from the poolside sun loungers, the heated swimming pool and the door to the beach.

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

The lift will take you to the apartment from your underground car parking space, or, you can enter from the main block entrance up a few steps. You will enter into a Reception area of 10.29m² which opens to the Living area and provides an immediate view of the sea. The welcoming marble reception area leads directly into the **43.58 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; 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 Interior Design has been carefully selected to ensure that the internal apartment layout does not distract from the main focus, which is the extensive Patio Doors framing the stunning views of the Sea and the beach, but there is still room for magnificent feature walls, wall tiles and fabric wall paper.

The current configuration of the Lounge and Dining Room can be reversed if desired.

The Terrace

The Lounge / Diner leads directly on to a **44.63m² Terrace** with an almost seamless connectivity to the garden and pool area and the beach and sea beyond. 4 terrace steps take you to the pool area. Because the complex is small, it is often as though you are accessing your own private pool and gardens.



There is a Glass Curtain area which extends the off season living area, and provides an area of shade during hot times, whilst not impairing the views. The Glass Curtains add a new dimension of all year round indoor living to the accommodation.

There are storage cupboards on the Terrace for Pool or beach paraphernalia. There can be few better locations to enjoy a 5 seat terrace Jacuzzi at all times of the day and indeed, the year.

Kettal Patio Dining and Sun Lounge Furniture

From the Reception Area, a small corridor takes you past cupboards and a **Guest Toilet** to –

The Master Bedroom

The Master Bedroom is 21.05 m2 with ample built in cupboard space and beautiful decor with mirrors, fabric wallpaper and a feature wall. The large patio door leading on to the terrace and the sea beyond completes the drama of a wonderful bedroom. There can be few more idyllic places to raise the electric shutters and welcome in a new day.



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 8.95m2 provides a luxurious and spacious bathing experience, with a Double Sink, a Jacuzzi Bath, a WC, a bidet and a very powerful Hansgrohe Shower in a large, marble walk in unit.



Also off the main Reception area, is -

The Kitchen

A well appointed 10.15m2 Kitchen with the highest quality fittings including 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



A separate enclosed **Utility Room** of 3.51m2 houses the... Siemens 6kg Auga Secure E10.12 Washing Machine & Tumble Drier E16.10. Also leading from the Reception, is the...

Second and Third bedrooms

There is ample cupboard and storage space both inside each bedroom and leading to the bedrooms.



The **Second Bedroom** is 16.02m2 with built-in cupboard units, full length mirror and the same striking interior design with headboard, feature walls and mirrors.

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

The **Third Bedroom** is 14.98m2 and is similarly interior designed and also has built in cupboards.



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



Both of these two bedrooms share an **En-suite Bathroom** of 4.94m2 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.

Store Rooms and Parking

Garage Spaces 3 & 4

Storage Room No 3 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