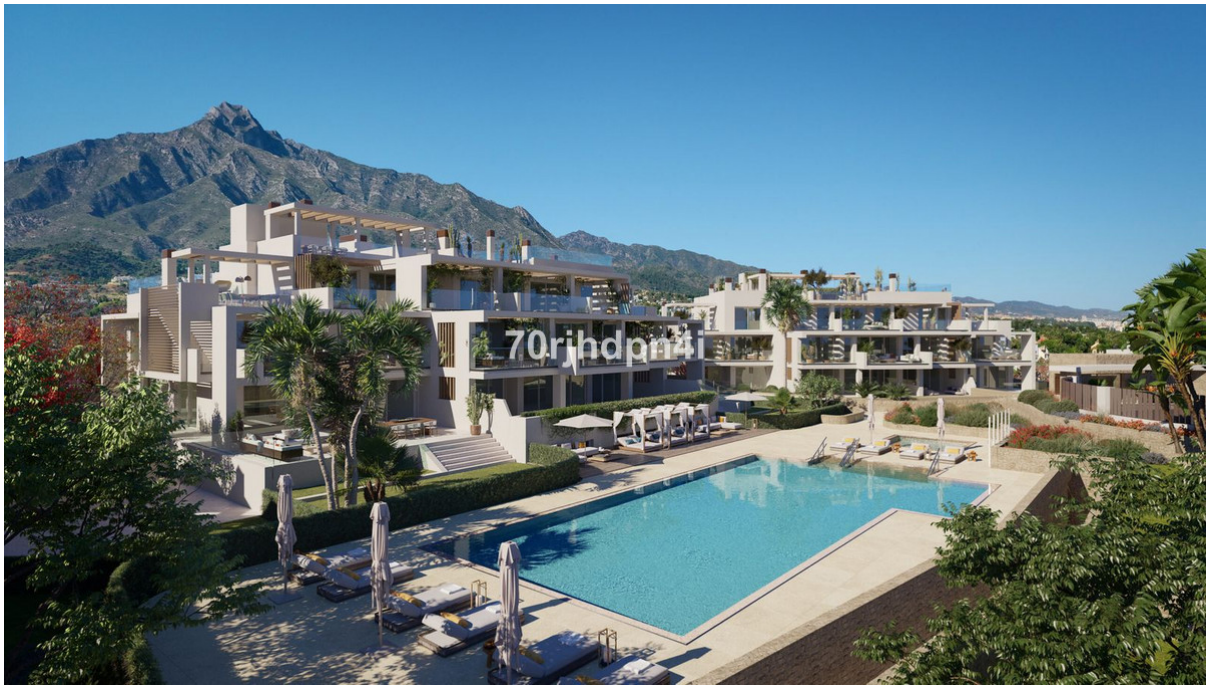
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Marbella

Apartment

3

3

154 m2

Exclusive to Marbella Second Home EARTH MARBELLA A duplex corner apartment on the first floor of a boutique new-build development, of 28 homes at Altos de Puente Romano, in the heart of the Golden Mile, 750 metres from Puente Romano. What sets this apartment apart is the terrace: 123 m² uncovered, flowing through to a private solarium with its own pool and panoramic sea and mountain views. No shared roof terrace, no queue for the communal pool — your own outdoor space at the highest point of the home. The property The corner position brings in light from several sides and delivers exceptional privacy. The open-plan living concept opens onto the terrace through Technal panoramic sliding doors, so indoors and outdoors effectively become a single space. 3 bedrooms, all en suite, with 3 full bathrooms 129.31 m² net living area, 154.24 m² built Open-plan kitchen-diner fully fitted with Gaggenau Series 200 (oven, microwave, induction hob, extractor, dishwasher), American-style fridge, island/peninsula and seamless stoneware worktop with nanotechnology Villeroy & Boch / Geberit sanitary ware, Gessi taps Flooring: floating oak in the bedrooms, large-format porcelain elsewhere Underfloor heating in every room, individual thermostat per room Aerothermal hot water with an individual tank per home Wireless home automation: air conditioning and lighting via smartphone Fully fitted utility room with washing machine, dryer and sink Fitted wardrobes, double glazing, storage room Orientation: south-west. Status: new build, completed, handover August. Parking & storage Two private parking spaces in the underground garage, including a storage room and EV charging point per home. All traffic and parking is underground, keeping the ground level completely green and car-free. Resort facilities The development comprises 4 blocks on a 9,057 m² plot, 50% of which is laid out as green and recreational space. Spa with sauna and hammam Heated indoor pool and saltwater outdoor pool with solarium Separate children's pool State-of-the-art gym and yoga studio Children's playroom Reception with concierge and 24-hour security Lush tropical communal gardens with native planting, smart irrigation and rainwater harvesting Thyssenkrupp lift Photovoltaic solar panels for the communal areas Security Fully gated complex with automatic entrance gates, 24-hour access control linked to a security company and CCTV across the entire site. Armoured front door with security cylinder. Location Altos de Puente Romano is one of the most sought-after addresses on the Golden Mile: quiet and green, yet within walking distance of the beach, the shops and the beach clubs. Design & construction Design by T10 Arquitectos. Developer ABU, sole agent NVOGA. Ten-year structural warranty. Specifications may be adjusted by the project management during construction; any changes will be documented.

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Pre Installed A/C

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Country Views

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ 24 Hour Security

Parking
- ✔ Underground Parking