

## Sales - Apartment - Marbella

# 4.500.000€

**Marbella**

**Apartment**

**Community: 6,600 EUR / year IBI: 1,721 EUR / year**

**Rubbish: 185 EUR / year**



**3**



**3**



**183 m2**

Well appointed garden level apartment located in the sought-after beachfront resort of Puente Romano, with all the hotel's amenities at hand and within easy reach to Marbella town and Puerto Banús. The property has been fully renovated with great attention to detail and a designer touch. The kitchen boasts a sleek and contemporary design, equipped with storage space and high-end Gaggenau appliances. The lounge, dining room, and outdoor seating areas exude sophisticated elegance and offer a comfortable ambiance. Layout : entrance hall leading to the large living room with floor-to-ceiling windows and access to a terrace; kitchen and dining area with a beautiful use of natural materials and Gaggenau appliances; master suite with access to the terrace; two further en-suite bedrooms. Extra features include: hot and cold air conditioning, underfloor heating throughout, marble floors and parking space and storage room in the underground garage of the community. The complex offers beautiful lush mature gardens with swimming pools, paddle and tennis courts , gym facilities and a selection of the finest restaurants Marbella has to offer. A rare jewel : a fully renovated apartment within the beachfront gated community with 24-hour security and situated within a 5-minute drive to Puerto Banús and next to all amenities.

### Setting

- ✓ Beachside
- ✓ Close To Golf
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools

### Climate Control

- ✓ Air Conditioning

### Views

- ✓ Garden
- ✓ Pool

### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ Guest Apartment
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Double Glazing

### Furniture

- ✓ Fully Furnished





















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