

# Luxury Apartment for sale in Marina Puente Romano

Spain, Marbella, Golden Mile, Marina Puente Romano

Apartment - REF: TGS-A3521



**Price: 2.750.000 €**

Nº Bedrooms: 2  
Beach Front  
Distance to centre: 1km

Nº Bathrooms: 2  
Mountain view

Nº People: 4  
Communal lift

Parking  
Air conditioning

M² built: 170 m²  
Dishwasher

Terrace  
TV

Communal pool  
Washing machine

Communal garden  
Distance to sea: 100m

## Activities in resort

Cycling      Cross country skiing      Golf      Mountain-Biking      Riding      Sailing      Surfing      Tennis

## Luxurious Ground Floor Apartment in Marina Puente Romano, Marbella's Golden Mile

### Spacious 2-Bedroom Retreat with South-Facing Views

This beautifully refurbished ground floor apartment in the prestigious Andalucian Garden of Marina Puente Romano offers an exceptional blend of modern living and Mediterranean charm. Located on Marbella's sought-after Golden Mile, this property boasts 124 square meters of interior space and a 13 square meter terrace, perfect for enjoying the sunny Costa del Sol climate.

### Key Features:

- **Open-Plan Living:** The spacious living and dining area seamlessly connects to a modern kitchen, creating an ideal space for entertaining.
- **South-Facing Terrace:** Enjoy breathtaking views of the lush tennis courts from the comfort of your private terrace.

- **Luxurious Bedrooms:** The master bedroom features a walk-in wardrobe leading to an en-suite bathroom, while the guest bedroom also has its own en-suite for added privacy.
- **Prime Location:** Marina Puente Romano offers world-class amenities, including access to pristine beaches, fine dining, and leisure facilities.
- **Secure and Convenient:** Benefit from a storage room, underground parking, and gated outside parking reserved for residents.

#### **Additional Highlights:**

- Fully furnished
- Air conditioning
- Underfloor heating in bathrooms
- Marble floors
- Electric blinds
- Gated community with 24-hour security

**Don't miss this opportunity to own a luxurious apartment in one of Marbella's most desirable locations. Contact us today to schedule a viewing!**

#### **Listing Details:**

- Sale Price: €2,750,000
- Location: Marbella Golden Mile, Marina Puente Romano
- Property Type: Ground Floor Apartment
- Bedrooms: 2
- Bathrooms: 2
- Built Size: 124 m<sup>2</sup>
- Terrace Size: 13 m<sup>2</sup>
- Additional Features: Communal Pool, Private Garage, Communal Garden

#### **Taxes & Fees:**

- IBI: €1,401/year
- Garbage Fee: €185/year
- Community Fee: €452/month

#### **Disclaimer:**

- Sale price does not include costs or taxes.
- Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met.
- This information is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.























