



## Ground Floor Apartment for sale in The Golden Mile, Marbella

1,590,000 €

Reference: 963-00196P Bedrooms: 3 Bathrooms: 2 Build Size: 160m<sup>2</sup>





## Costa del Sol, The Golden Mile

Sophistication on the Golden Mile: Luxury Apartment in Balcón de Puente Romano

Located in the prestigious gated community of Balcón de Puente Romano, within Marbella's highly coveted Golden Mile, this ground-floor apartment represents the pinnacle of contemporary coastal luxury. The property seamlessly combines an unbeatable location with high-end interior design.

### Location and Lifestyle

The property enjoys a strategic position that allows you to experience the best of Marbella on foot:

**Coastal Proximity:** Ideally situated just a 5-minute stroll from the beach.

**Exclusive Surroundings:** Steps away from Puente Romano, the Nobu Hotel, and Marbella's most iconic restaurants and beach clubs.

**Privacy:** Guaranteed peace of mind within a secure gated community.

### Interior Layout and Design

With a total built area of 160 m<sup>2</sup> and 140 m<sup>2</sup> of interior living space, the home is designed for sophisticated single-level living:

**Open-Concept Living:** Features a spacious open-plan living and dining area filled with natural light.

**Bedrooms:** Offers 3 elegant bedrooms. The master bedroom includes an en-suite bathroom.

**Bathrooms:** The property includes 2 full bathrooms and a guest toilet.

**Private Terrace:** The living area opens onto a covered private terrace overlooking serene communal gardens and the pool.

### Technical Details

**Construction Year:** The building was constructed in 2022.

**Orientation:** The property is west-facing, ideal for enjoying afternoon sunlight.

**Amenities:** Access to communal pools and meticulously maintained gardens.



Parking: Includes 1 private garage slot.

## Financial Information

Concept

Detail

Sale Price

1,590,000 €

Community Fees

200 € / month

IBI (Property Tax)

585 € / year

Garbage Tax

90 € / year



## Features:

### Features

Lift

CloseToRestaurants

### Setting

Close To Golf

Close To Sea

Close To Town

### Condition

Excellent