HI HOMES

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Ground Floor Apartment for sale in The Golden Mile, Marbella

1,490,000 €

Reference: 963-00196P **Bedrooms:** 3 **Bathrooms:** 2 **Build Size:** 160m^2











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 m² and 140 m² 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	Setting	Condition
Lift	Close To Golf	Excellent
CloseToRestaurants	Close To Sea	
	Close To Town	