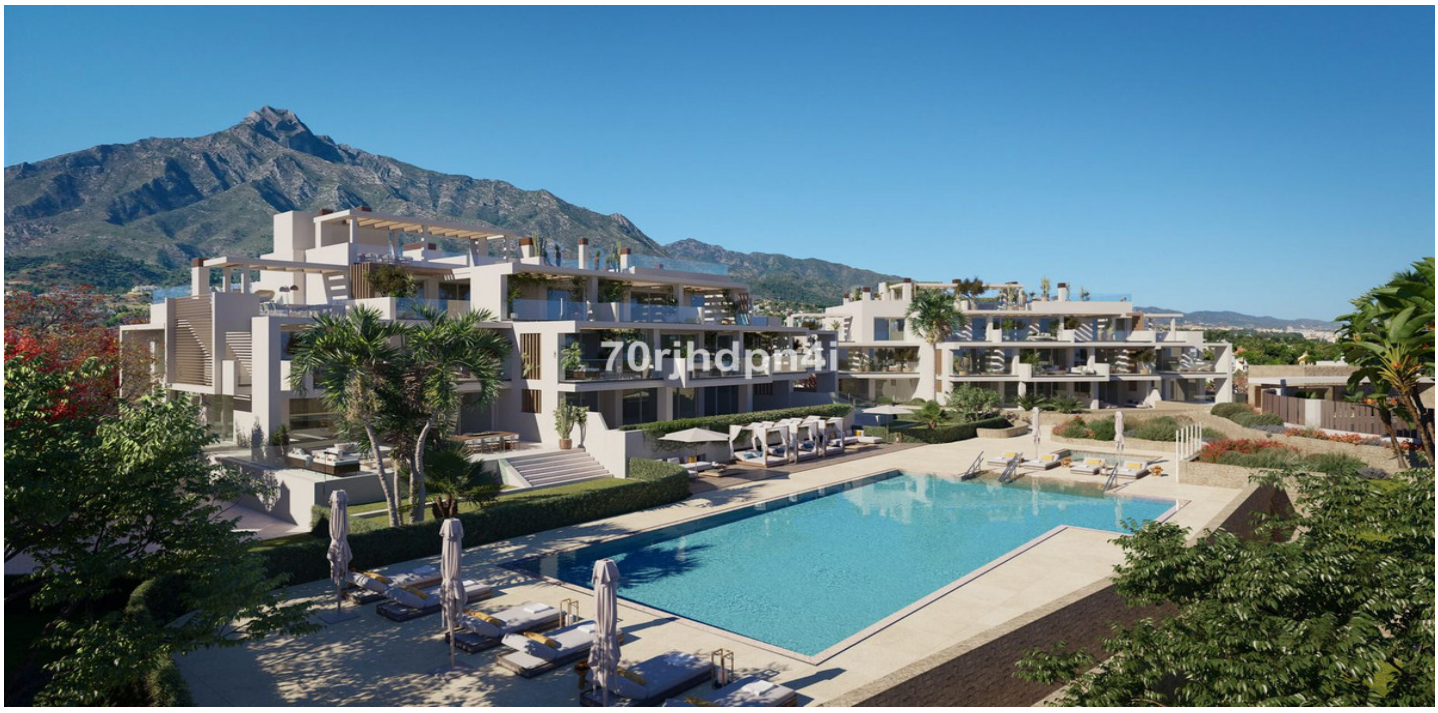
HI HOMES

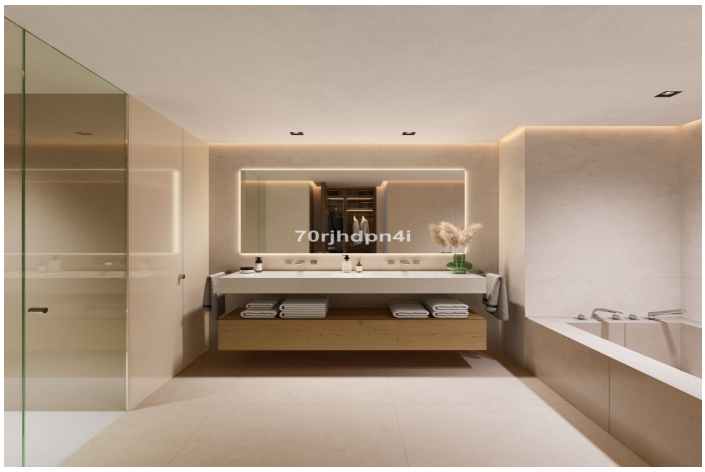
info@hihomesmarbella.com
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Middle Floor Apartment for sale in Marbella, Marbella

3,200,000 €

Reference: R5453830 **Bedrooms:** 3 **Bathrooms:** 3 **Build Size:** 154m^2 **Terrace:** 123m^2











Costa del Sol, Marbella

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.

Features:

Climate Control
Air Conditioning
Pre Installed A/C

Pool
Communal

Garden
Communal

Views
Sea
Mountain
Country

Furniture
Fully Furnished

Security
Gated Complex
24 Hour Security

Condition
Excellent

Kitchen
Fully Fitted

Parking
Underground