



Ready to move in, magnificent, exclusive duplex apartment for sale in Marbella, Golden Mile
Marbella Area

🏠 Apartment - 🏠 Built 374 m² 🏠 Terrace 88 m² 🛏 4 🚿 4 # Ref. 152515

🏠 2.595.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not from part of any contract. The price does not included purchase costs.

Beautiful, outstanding duplex apartment in the heart of Golden Mile, Marbella

PROPERTY HIGHLIGHTS

- New on the market, private resale.
- Prime location: Golden Mile.
- Walking distance to amenities and the Puente Romano Resort.
- Majestic finishes with an eye for design.
- Beautiful resort-style residential complex with mountain and sea views.
- Ready to move in.

THE LOCATION

- Excellent location in the middle of the Golden Mile.
- Puerto Banus and several golf courses of Nueva Andalusia's Golf Valley are a short drive from the residence. As well, the centre of Marbella is about a 5-minute drive away.
- The residence is **located literally steps from the nearest local amenities**, including several dining options, a fitness centre and the renowned, ultra-chic Olivia Valere disco club/restaurant.
- **Very short drive or walk to the charming beaches of the Golden Mile**, the attractive beach promenade with several popular beach clubs.

THE COMPLEX

- The residential complex features a **manicured communal garden with multiple pools**, fountain and sunbeds.
- Phase 2 and 3 of this **resort-style designer complex are under construction. These will provide ultra-luxury amenities** that the residents of this residential complex will also be able to enjoy! Here you will find: restaurants, bars, an indoor golf course, fitness facilities, large indoor pool, spa, basketball court and much more.

THE APARTMENT

The duplex in figures:

- 4 bedrooms

- 4 bathrooms
- 1 guest toilet
- Built area: 374m²
- Terrace: 88m²

The duplex general:

- **Very recently built**, using high quality materials combined with refined finishes.
- **The interior is cosy and contemporary.**
- **Large, semi-covered, attractive terrace** which has a beautiful outdoor lounge with sunbeds and a dining table.
- There is a lateral sea view from the terrace.
- Majestic entrance door in Iroko wood.
- Guest toilet with marble finish.
- **Cosy, open living space with seamless transition to the terrace.**
- Open, Italian, high quality kitchen equipped with Gaggenau appliances.
- The open dining area connects nicely between kitchen and lounge.
- **Recessed, room-height sliding windows** connect the interior to the exterior.
- 4 spacious bedrooms, each with their own bathroom.
- Beautiful master bedroom en-suite with freestanding bath, shower and double sink, in addition the bedroom offers direct access to the terrace.
- 2 large bedrooms en-suite.
- **Magnificent staircase with glass balustrades** leading to the lower floor.
- The lower floor provides another spacious open area which is completed as a TV room and **entertainment room with cocktail bar.**
- On this floor you will also find the 4th bedroom with separate bathroom and a laundry room.
- **2 underground parking spaces with separate closed storage.**

Other Features:

- Floor tiles of 120x60.
- Exceptionally high ceilings of 3m-3.15m high.
- **Floor-to-ceiling doors.**
- The terraces are fenced with glass balustrades.
- Sanitary ware from Villeroy & Boch.
- Beautiful freestanding bath by Duravit.
- Each bathroom is fitted with a rain shower.
- Alarm system and **sophisticated domotica** available.
- Air conditioning throughout for both cooling and heating.
- **Underfloor heating throughout.**
- Apple TV.
- Satellite reception Astra 280 (SKY) in each room.
- The entire residence and surroundings are formidable lit.
- Snaidero kitchen with Gaggenau appliances.



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