





## MODERN DUPLEX PENTHOUSE IN PUENTE ROMANO

Gazania 31 is an exquisite duplex penthouse in the exclusive area of Marina de Puente Romano on Marbella's Golden Mile. The apartment is situated within the 5-star Puente Romano Resort, offering stunning views to the resort, Mediterranean sea and surrounding areas.

**Beds:** 3 | **Baths:** 3+1 | **Built:** 218m<sup>2</sup> | **Terraces & Porches:** 47m<sup>2</sup> | **Parking:** 2 car | **Orientation:** S

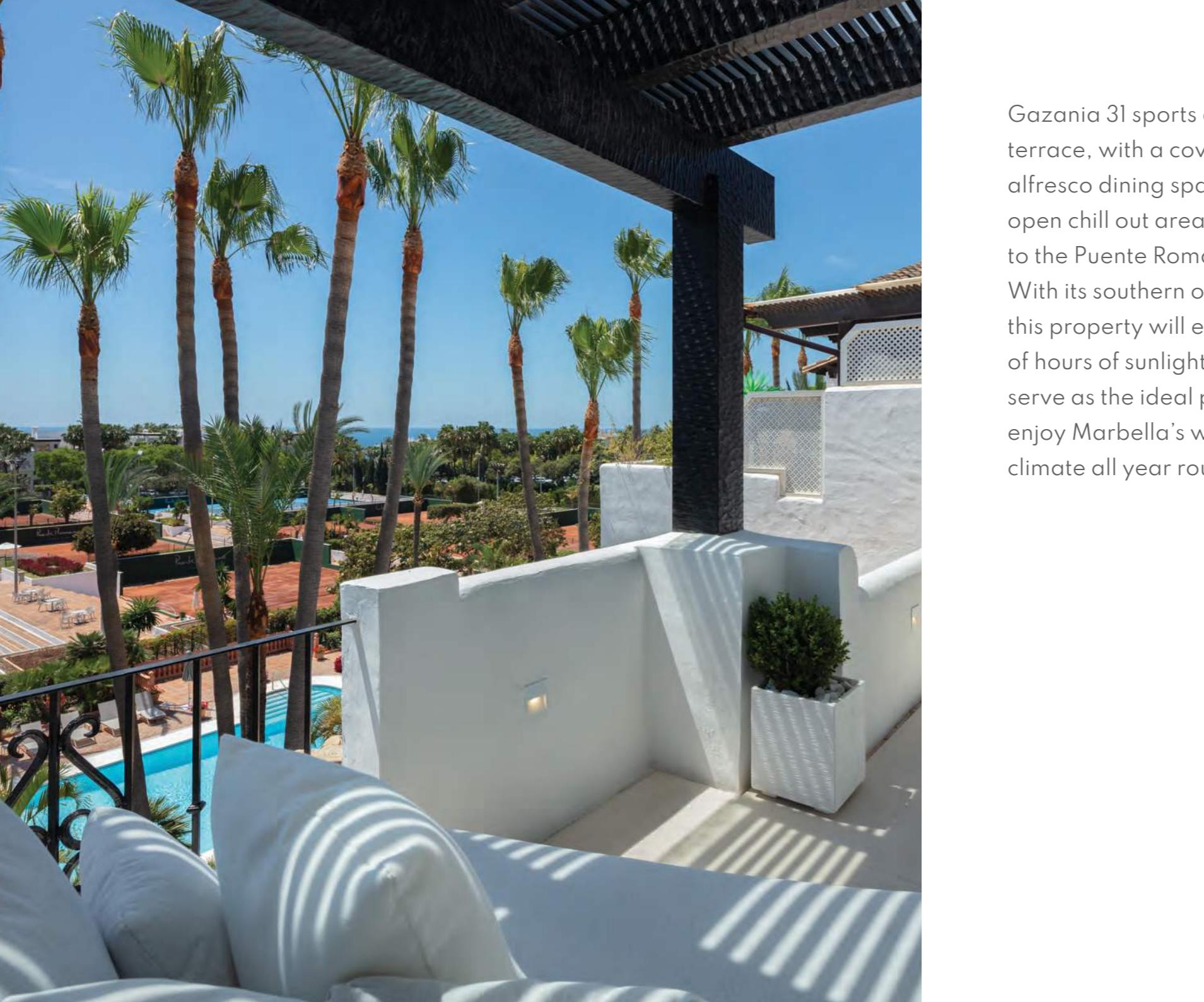


The apartment boasts elegant modern interior design, equipped with state-of-the-art appliances and high-end furnishings. The neutral and rich colour palette used to decorate creates a sense of tranquillity, luxury and comfort, a unique atmosphere synonymous with living in this exclusive address.

The contemporary kitchen is equipped with high-end appliances from notable brands Miele and Gaggenau, and decorated with subtle notes of wood and marble. The adjacent dining area enjoys plenty of natural light and direct terrace access. The charming seating area allocated next to the kitchen is a perfect spot to unwind.

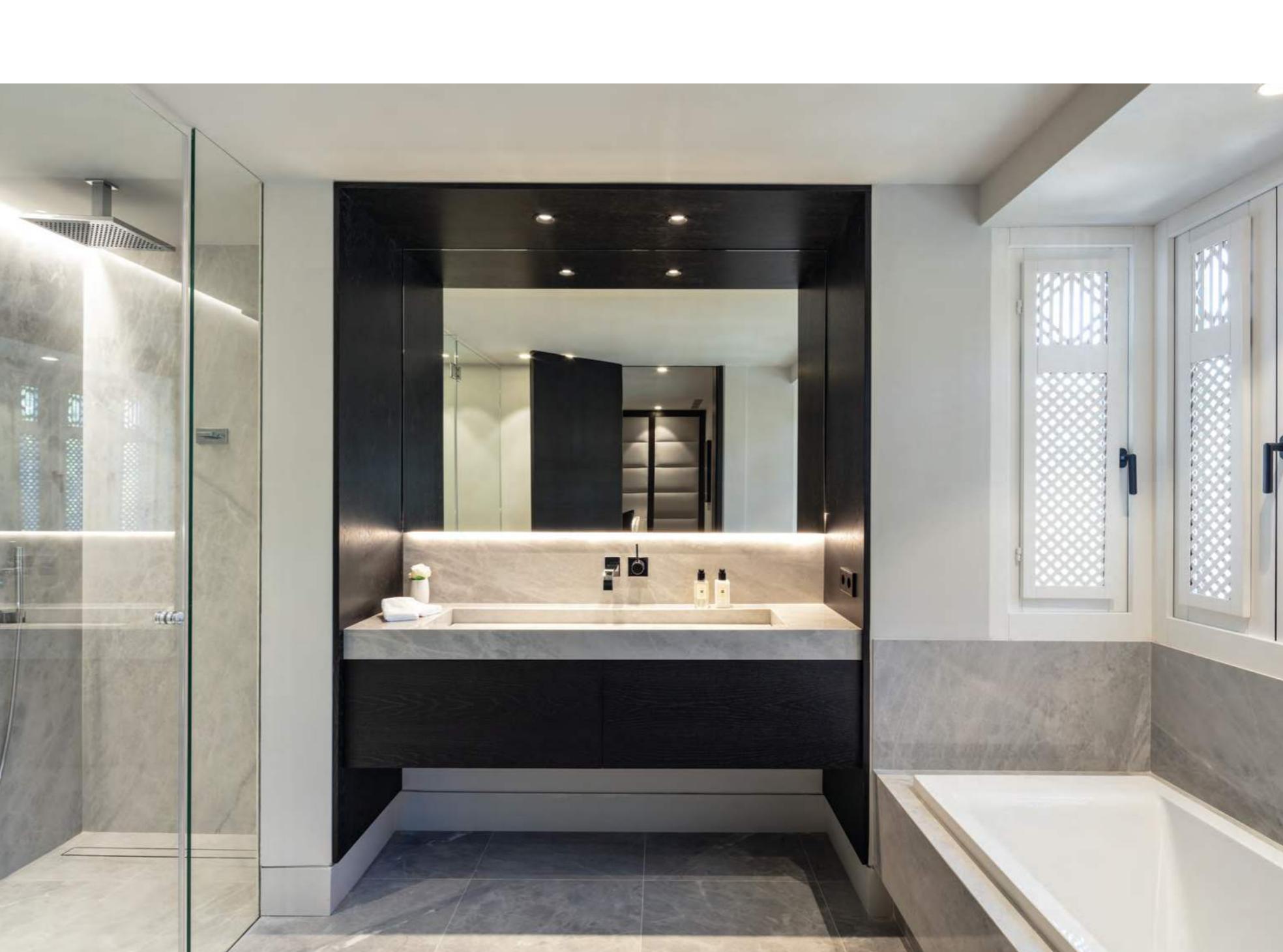




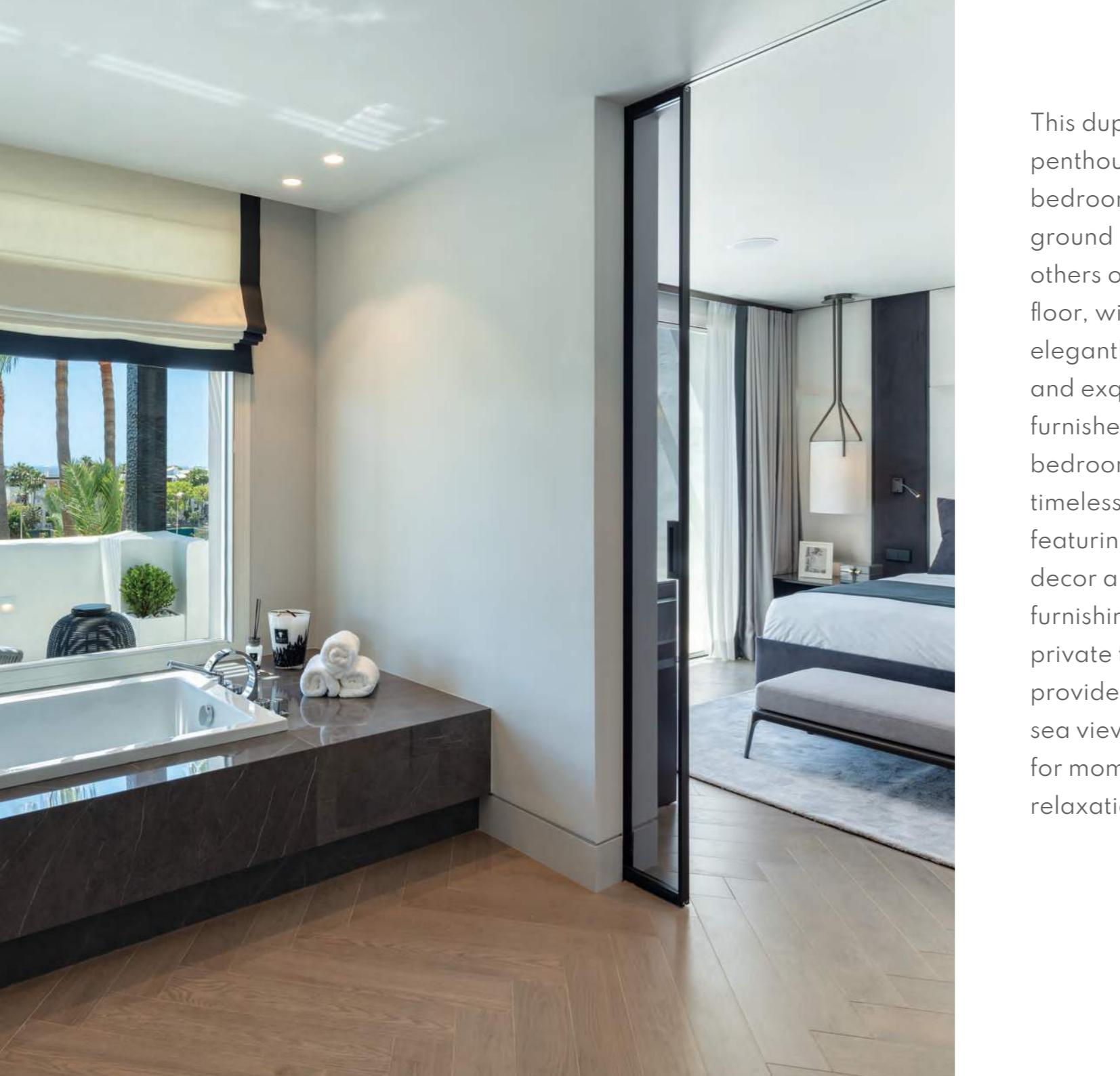


Gazania 31 sports an intimate terrace, with a covered alfresco dining space and an open chill out area with views to the Puente Romano resort. With its southern orientation, this property will enjoy plenty of hours of sunlight and will serve as the ideal place to enjoy Marbella's warm climate all year round.









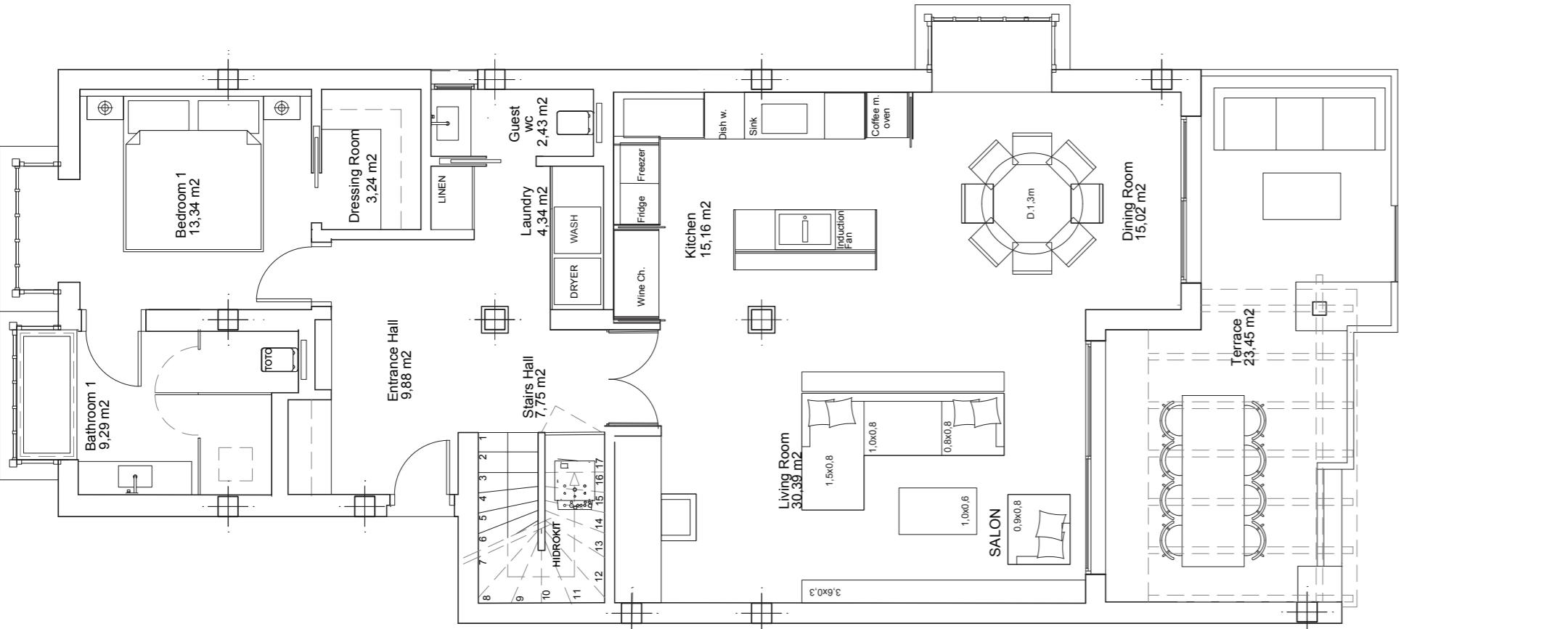
This duplex penthouse boasts 3 bedrooms, one on the ground floor and the others on the top floor, with each being elegantly decorated and exquisitely furnished. The master bedroom offers timeless elegance, featuring tasteful decor and furnishings. It sports a private terrace that provides captivating sea views, allowing for moments of relaxation.



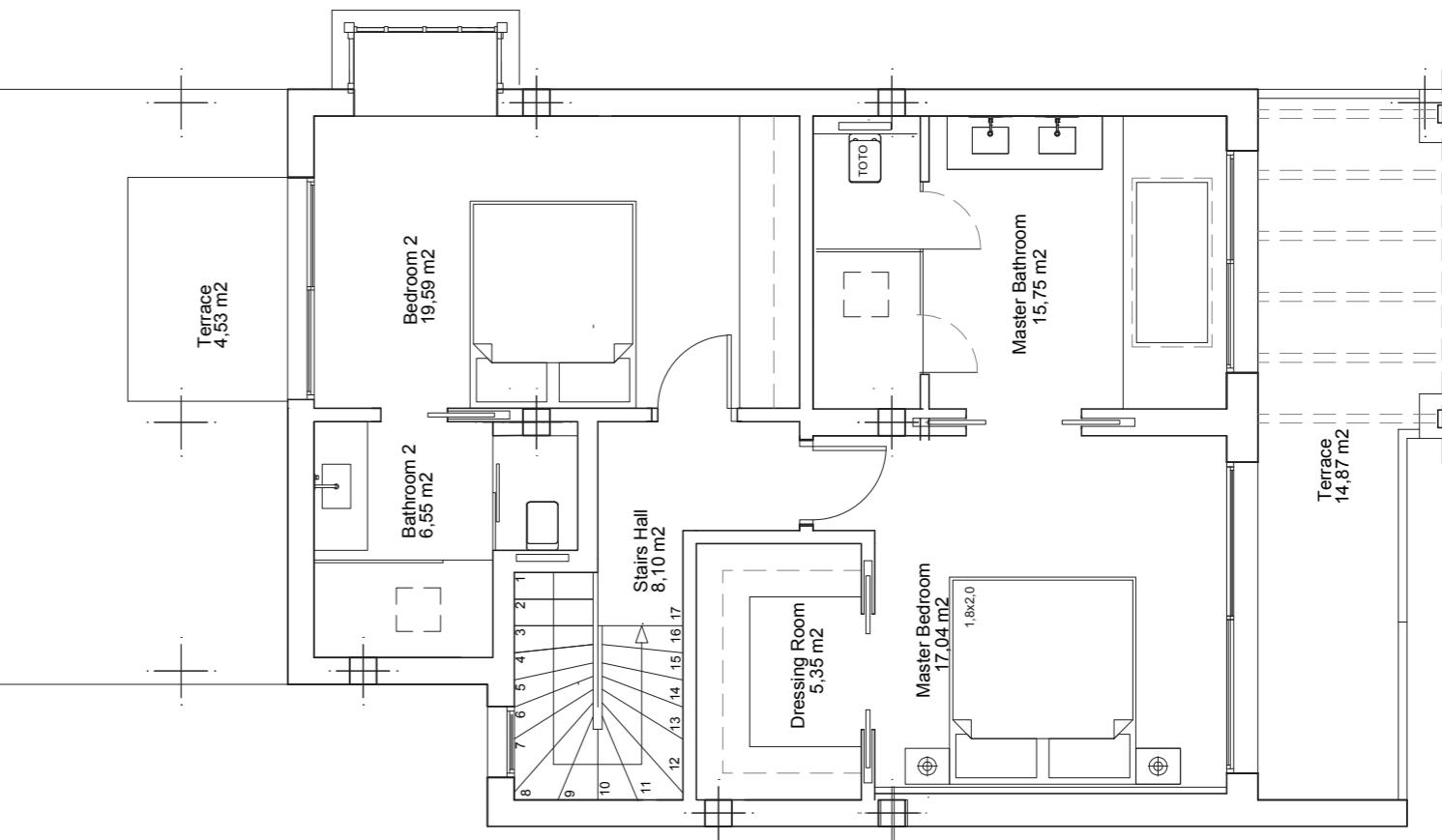


Puente Romano resort offers a richly curated collection of amenities, with a strikingly appointed selection of social, lifestyle and wellness resources. You can indulge yourself in elevated gastronomy in any of the 15 refined restaurants, enjoy a cocktail at the open entertainment lounge with bar, relax at the exceptional spa facilities, enjoy open-air venues, its botanical gardens, or play at a world-famous tennis court, in addition the hotel offers a 24/7 front desk and full-service concierge program.

## 1ST FLOOR



## UPPER FLO



| **Baths:** 3+1 | **Built:** 218m<sup>2</sup> | **Terraces & Porches:** 47m<sup>2</sup> | **Parking:** 2 car | **Orientation:**

## QUALITY SPECIFICATIONS

### FLOORING

- Oak herringbone pattern flooring throughout.
- Exterior floors in 90x90 cream marble tiles.

### CARPENTRY

- TV and fireplace unit in oak veneer.
- Entrance wardrobe with leather fronts from Presotto.
- Bespoke wooden cabinets in kitchen, bathroom fittings and wardrobes.
- Fully equipped laundry cabinets with recessed doors.

### BATHROOMS

- Tiles Arostea Ultra Marmi.
- Toilets Duravit Nes Darling.
- Faucets Dornbracht.
- Floor tiles Nero Markina guest toilet.

### KITCHEN & LAUNDRY

- High-end custom made kitchen by Modulnova with marble worktop.
- Gaggenau (oven, coffee machine, dishwasher, stove and ventilator) and Miele appliances (fridge, freezer, wine cooler).
- Dornbracht faucets and accessories.
- Integrated quooker.

### AIR CONDITIONING, HEATING, VENTILATION

- Underfloor heating by water
- Air conditioning hot/cold by conducts.
- Fireplace with marble framing

### ELECTRIC, LIGHTING, SOUND, HOME AUTOMATION

- Delta lighting throughout.
- Integrated TV 75" in the living room.
- Integrated sound system throughout.
- Domotic lighting control.

### SECURITY

- Pre-installation for the alarm system.
- Fully furnished with high-end brands including: Meridiani, Poliform, Poltrona Frau, Roll & Hill, Bocci etc.



