

PUENTE ROMANO, MARBELLA GOLDEN MILE



bedrooms **3** bathrooms **3** built **188**
m² terrace **48**
m²

APARTMENT AURA 7 - LUXURY LIVING IN PUENTE ROMANO

Aura 7 offers a rare opportunity to experience luxury living in the prestigious Jardín Japonés within Marbella's Golden Mile. This remarkable three-bedroom apartment combines elegance and comfort in one of Marbella's most sought-after locations, offering a sophisticated yet welcoming atmosphere.

Upon entering this 188m² southeast-facing residence, residents are greeted by a spacious open-plan layout that features a state-of-the-art kitchen with custom oak cabinetry and premium Gaggenau appliances. The kitchen flows naturally into a lounge area that opens onto a generous 48m² terrace, perfect for alfresco dining with tranquil views of the community pool. Each of the three bedrooms boasts en-suite bathrooms, providing privacy and comfort, complemented by high-quality stone finishes ...

community **648 €** garbage **93 €** ibi **1.919 €** for sale **4.650.000 €**
month year year









Puente Romano, Marbella Golden Mile

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Renovated in 2023, Aura 7 combines updated amenities within a charming building originally developed in 1992. Its prime location in Puente Romano provides convenient access to Marbella's beaches, upscale dining, and the exclusive Puente Romano facilities. Shopping centers and essential services are a short drive away, and the area is well-connected by public transportation and the AP-7 motorway.

Renowned for its high-end recreational facilities, the neighborhood offers easy access to the Puente Romano Tennis Club, pristine beaches like Playa de Casablanca, and renowned dining options, including the Michelin-starred ...

Reference	580803	Beds	3	Built m²	188
Type	Apartment	Baths	3	Interior m²	138
Location	Puente Romano, Marbella Golden Mile	En-suite Baths	---	Terrace m²	48
		Guest Toilets	1	Plot m²	---
		Pax	---		
Pool	Communal	Community	648 € / month	Levels	1
Garden	Communal	Garbage	93 € / year	Floor	0
Garage	Private	IBI	1.919 € / year	Orientation	South/East
Parking slots	1	Construct Year	1992	EPC	In Progress
		Renovation year	---		

For sale
4.650.000 €

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

Dani García restaurant. For shopping enthusiasts, nearby centers like El Corte Inglés and Marina Banús provide a range of luxury boutiques and essential stores. Families benefit from prestigious schools nearby, ensuring access to quality education within an international setting.

Security is paramount in this exclusive area, with gated communities and 24-hour surveillance ensuring a safe, private environment for residents. Aura 7's developer is highly regarded for crafting premium properties, with an emphasis on both quality and sustainability.