

PENTHOUSE ONE

P U E N T E R O M A N O



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The ultimate one-of-a-kind property on the Costa del Sol. Penthouse One sits perfectly frontline in Marbella's Puente Romano resort.

The unification of two duplex penthouses has been created to offer a seamless canvas of 454 m² living space with unobstructed views towards the Mediterranean Sea and the backdrop of La Concha Mountain range.

454 m²
Built



6



8



211 M²



1

Asking Price:

22M





ABOUT *Puente Romano*

The Puente Romano resort is the Mediterranean's vibrant place to be. This extremely sought after location on the Marbella Golden Mile is where you can indulge in elevated gastronomy, experience sensational nightlife, or play at the world-famous tennis club.

This unique apartment sits within the Persian Gardens benefiting from 24-hour security and concierge service catering to any wish. Surrounded by lush tropical gardens Penthouse One is a mediterranean beachfront paradise with true Andalusian spirit.



Inside PENTHOUSE ONE

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Built in complete harmony the seamless indoor/outdoor flow creates resort-style relaxation combined with inviting entertainment spaces.

Boasting an impressive 454 m2 build size and 211 m2 of terraces, every space has been finished to the highest specification using natural elements and sophisticated furniture.

Spanning over two levels this opulent beachfront apartment features six en-suite bedrooms with every corner of the property being thoughtfully curated.





Living AREAS

This impressive apartment opens up to two living areas, one with an ample bar perfect for entertaining and the other a place to relax on luxurious seating while each staying true to the style.









Breathtaking VIEWS

Enjoy the Mediterranean weather on the spacious terraces with outdoor cooking area flooded with light and the sounds of the ocean.



Outstanding KITCHEN

The state-of-the-art kitchen features Gaggenau and Miele appliances such as American fridge/ freezer, integrated oven, and wine cooler along with ample storage space.

The dining table has been perfectly integrated and allows each diner to enjoy the incredible sea views.





Comfortable UTILITIES

The property also benefits from a separate laundry room with Miele washer and dryer, overflow fridge/freezer, and butler sink.







GUEST *bedrooms*

On the main living level you have four spacious en- suite bedrooms which have been decorated with beautiful attention to detail and designed to make the most of its capacity.

The bedrooms benefit from views overlooking the sea or the breathtaking La Concha Mountain.











Master *bedroom*

By private lift or staircase you will make your way to the lavish master suite where you will find the utmost serenity and unparalleled views to the Mediterranean.

Luxurious interiors create a soothing ambience from the minute you walk in to the moment you drift off to the sound of the waves.

With his-and-hers walk-in closets and bathrooms, this elegant space of majestic proportions ensures exquisite features and optimal comfort.











Exceptional FACILITIES

This level also welcomes you to 5-star modern facilities including a gymnasium equipped with Technogym, heated pool with resistance swimming apparatus, and vast terrace space to enjoy the sunrises and sunsets.









Endless
SUNSET VIEWS

This property is truly the most exceptional property currently on the market in the Puente Romano.

GET TO KNOW *the area*

The Marbella Golden Mile began its journey in 1954 and quickly became the pinnacle of Marbella's elite with many celebrities and royalty spending their vacations here.

The area has acquired its name due to the quality amenities, refinement of the properties and beauty of the prime beachfront setting.

The Puente Romano Resort is situated in the heart of the Marbella Golden Mile offering endless opportunities for enjoyment and ultimate luxury.

This stunning Andalusian village-style resort offers over twenty restaurants and bars, vibrant nightlife, tranquil spa and renowned tennis facilities hosting names such as Novak Djokovic and John McEnroe, making this beachfront location a truly special and unique destination.



Ground FLOOR



First FLOOR



QUALITY *specifications*

Flooring:

- Interior marble flooring throughout in creme "tusk" colour with the exception of the master bathroom in "Sara" Marble
- Exterior marble flooring on terraces in creme "tusk" colour
- Wood laid herringbone style in gym

Furniture/ Carpentry:

- All interior woodwork is tailor-made in size and design
- Main seating area downstairs and seating area of master sofas by Roche Bobois
- Outdoor terrace furniture by G & G Italia and Jati & Kebon

Aluminium Carpentry:

- Aluminium windows and exterior doors with double security by Technal

Plumbing Installations:

- The design of the ACS installations is the same as the cold water network, both running in parallel and both having the same pipe section.
- Diameter varying from 20mm to 50mm, depending on necessary coverage.
- Return network pipe diameter 25mm guaranteeing that no point of consumption is more than 10m away to ensure the output of instant hot water.
- Evacuation of waste and rainwater carried out through PVC pipes with a section diameter that varies from 90mm to 200mm.

Sanitary and Bathroom Installations:

- The installed taps are from the Toro brand and have a hydro-progressive system.
- Sinks are custom design made either ceramic, corrian or marble
- Toilets by Villeroy & Boch
- Toilet systems by Geberit

Kitchen and Laundry:

- Fully fitted kitchen by Danespan with Gaggenau and Miele appliances, including American style fridge/freezer, wine cooler, dishwasher, oven, and induction stove top with extractor.
- Fully fitted separate laundry area with Miele brand washer and dryer, built in overflow Neff fridge and freezer
- Kitchen tap by Quooker which allows for filtered hot, cold and sparkling water

Security System:

- Video camera security system with respective recorder and presence sensors by Prosegur
- These video cameras are found at all entrances to the house and main rooms.

Swimming Pool:

- Private heated outdoor pool with Poolex brand heat pump.
- Filtration carried out by ESPA pump together with an Astralpool filter.
- The pool will be treated using a disinfection system using an automatic bromine dispenser.
- Automatic solar pool cover with special material that transmits the heat of the sun through it without letting the heat accumulated in the water escape.
- Installation of resistance swimming apparatus.
- Illuminated by Astralpool submersible spotlights

Other Features:

- Private internal lift serving master bedroom by Otis
- Technogym brand gym equipment
- 24-hour security with gated community entrance and concierge services
- Security cameras throughout urbanisation
- Terrace BBQ by Grandhall

QUALITY *specifications*

Electrical Installations:

- The conductors are copper, insulated and unipolar, with a voltage of 450/750 V. For multi-conductor cables or in the case of individual derivations inside buried tubes, the insulation of the conductors is 0.6/1 kV. The minimum section is 6 mm² for the polar, neutral and protection cables, reaching a section of 25 mm², depending on the needs of the installation and 1.5 mm² for the control wire, which will be red.
- These devices are Hager brand magnetothermic switches, varying their cutting intensity from 10A to 40A.

Lighting:

- The luminaire installed are ceiling spotlights from the Arkoslight brand, with adjustable bulbs.
- Decorative indirect led lights are also available throughout the house.
- The exterior lights are wall surface spotlights.
- Lighting circuits dimmable

Underfloor Heating and Air Conditioning:

- Aerothermal installation of an ACS-Global Air Conditioning system by DAIKIN brand, with a common collector for DHW and underfloor heating.
- Two 500l DAIKIN brand "Rotex" inertia tanks for DHW and underfloor heating.
- DAIKIN brand air conditioning system consists of underfloor heating and ducted air conditioning machines located in the false ceiling of the toilets. Conducted through Climaver ducts and the return is carried out by plenum.
- Outdoor units are located on the roof, which is accessible for maintenance.
- Underfloor heating is by Uponor brand panels with zoned wet system throughout and electric in bathrooms

Sound, Wi-Fi, Domotic System:

- Communication system uses a specially insulated BUS cable with no interference in data communication.
- Two video intercoms with communication to the community portal and exterior portal of the street by Fermax brand.
- All control of the lighting, air conditioning/ UFH, blinds and sound system is via an application for Apple brand iPads and Zennio brand Z35 screens in a KNX programming language.
- Video door entry system is done through the home control iPad, being able to see the cameras, communicate with the outside and open the door.
- The sound system is made by SONOS amplifiers and Bowers & Wilkins brand speakers. The distribution of the loudspeakers can be heard throughout the house without noticing a decrease in the sound level.
- TV and cinema speakers in main seating area by B & O
- Samsung brand TVs in three guest bedrooms and master, LG brand TV in kitchen
- Internet Wi-Fi throughout the property

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