

**GRANADOS 11**



## **CAPTIVATING GROUND-FLOOR APARTMENT WITH CONTEMPORARY INTERIORS IN PUENTE ROMANO**

Nestled within the esteemed Puente Romano Resort on Marbella's Golden Mile, Granados 11 presents an exceptional modern apartment experience. This captivating ground-floor unit boasts a contemporary interior design that effortlessly combines aesthetics with functionality.

**Beds:** 3 | **Baths:** 3 | **Built:** 137m<sup>2</sup> | **Terraces & Porches:** 45m<sup>2</sup> | **Parking:** 1 car | **Orientation:** S



The living space is open-plan, seamlessly integrating the living, dining and kitchen areas for a sense of flow and spaciousness.

The dining area features an exquisite marble dining table complemented by a sofa bench for added comfort. The living area, with direct terrace access, is ideal for relaxation, characterised by a stylish yet laid-back ambiance. The modern comfort is elevated by a neutral and elegant colour palette that harmonises effortlessly with the overall design theme of the property.





The kitchen, strategically designed in an L-shape, is fully equipped with cutting-edge appliances, offering ample storage and counter space. Its layout optimises functionality, making it an inviting space for those who enjoy cooking.





The expansive terrace is a highlight, boasting various chill-out corners and alfresco dining spaces. Direct access leads to the mesmerising communal gardens and pool, offering an impressive backdrop and granting residents resort views. Thanks to its orientation, the terrace is bathed in natural light throughout the day.







The guest bedrooms showcase refined furnishings, each with its own ensuite bathroom. The master bedroom is equally impressive, featuring a stunning design and direct terrace access. The ensuite bathroom is functional and stylish, complete with a stand-in shower, bathtub, double vanity and flattering LED lighting.



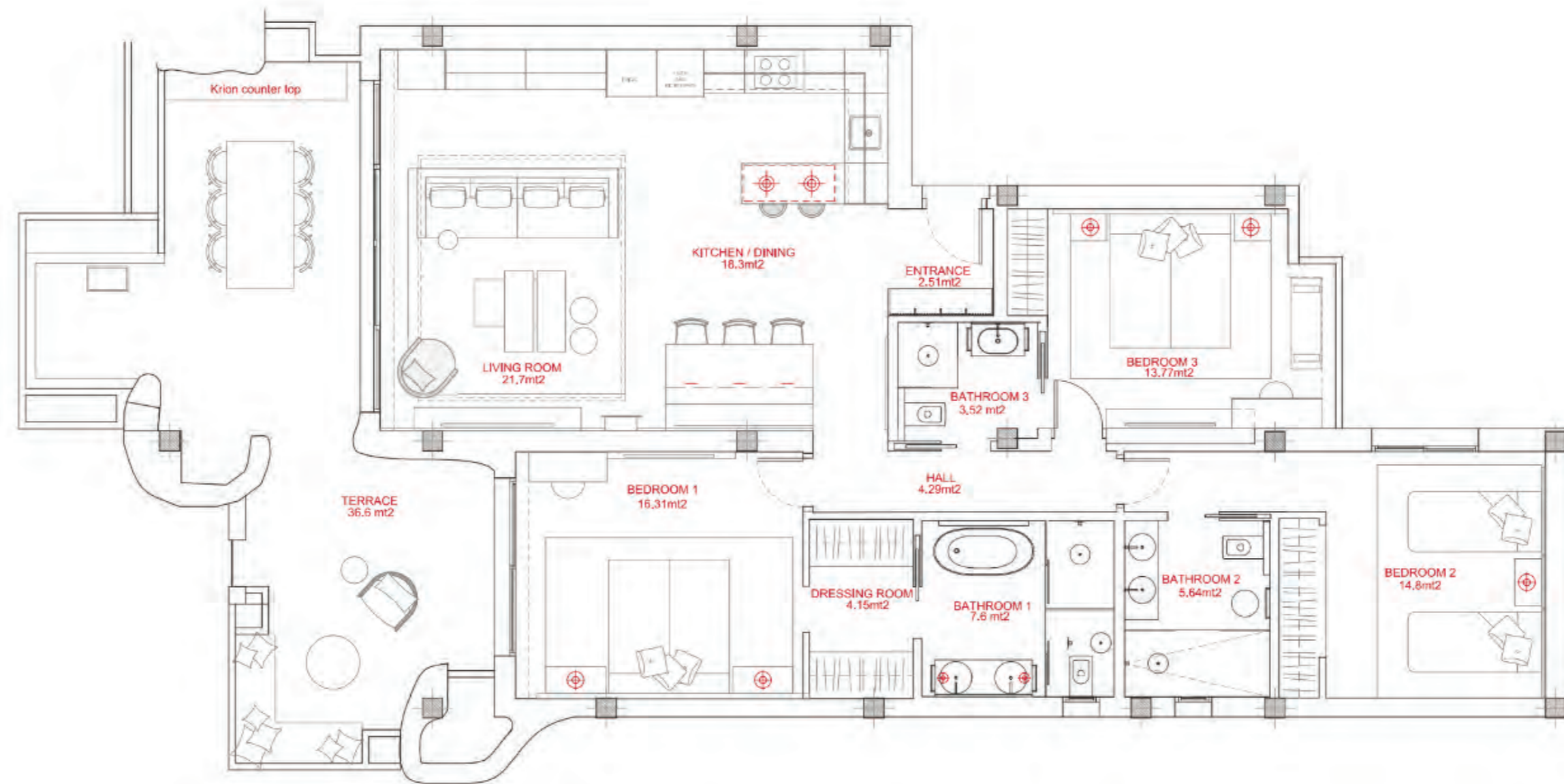








Puente Romano is renowned as Marbella's centre for luxury and the elite, offering a 24/7 front desk and full-service concierge program. It is located on the Golden Mile and has direct access to the beach, offering a wide range of social, lifestyle and wellness facilities. The elegant seaside resort features an impressive selection of 15 restaurants, allowing guests to embark on a gastronomic journey for the senses. In addition, Puente Romano boasts spa facilities, botanical gardens and a world-famous tennis club, making it a unique and special destination.



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## QUALITY SPECIFICATIONS

### FLOORING

#### INTERNAL

- Large porcelain tile with a white-washed wood pattern.

#### EXTERNAL

- Large porcelain tile with a white-washed wood pattern.

### WINDOWS AND DOORS

#### DOORS & FRONT WARDROBE

- Lacquered oak.

#### DOORS HARDWARE

- Brushed aluminium.

#### WINDOWS

- aluminium technal.

### WALL COVERINGS

- Lacquered oak paneling.
- Decorative paint.
- Wallpaper from following brands: Arte, Elitis, Rubelli.

### BATHROOMS

#### TILING

- Large porcelain tiles.  
Marble mosaic.

### FIXTURES

- Faucet & shower mixers: Spillo tech by Fima.  
Free-standing bathtub: Nuovvo.  
Suspended toilets: Galassia.

### KITCHEN

- Modulnova.
- Gaggenau appliances.
- Artificial marble countertops.

### AIRS-CONDITIONING, HEATING

- Hot / cold air-conditioning with individual control in each room.
- Electric underfloor heating with individual control in each room.

### ELECTRICAL FIXTURES & LIGHTING

- Outlets & switches: Niessel sky.
- Lighting brands: Heathfield, Secto design.

### FURNISHING

- Bespoke furnishing made by local artisans.
- Additional furnishing from the following brands: Catellan Italia, Fatboy, G&G italia, Norr11, Romo.



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