



# Appartement au rez-de-chaussée à vendre à Marbella

2 890 000 €

Référence: R5080681 Chambres: 3 Bain: 4 Construite: 247m<sup>2</sup>





## Costa del Sol, Marbella (town)

Located in the exclusive gated community of 9 Lions Residences above Puerto Banus, this corner duplex penthouse offers complete privacy, breathtaking sea views, and the feel of a private villa – without the maintenance.

Enjoy sun-filled living across two levels, with three en-suite bedrooms, floor-to-ceiling windows, and expansive south-facing terraces. The master suite occupies the upper floor, with its own solarium and Drop Jacuzzi.

This home was purchased new from the developer and has been owned by only one family, ensuring it's been carefully maintained.

High-end finishes include Gaggenau appliances and Villeroy & Boch bathrooms. Direct elevator access from the garage brings you to your private floor with secured entry.

The community offers 24/7 security, concierge service, heated pools, gym, saunas, and lush gardens. Out of 53 residences, only nine are duplex penthouses – making this a truly rare find.

Interior 247 m<sup>2</sup> | Terraces 128 m<sup>2</sup> | Private Garage (3 cars) 83 m<sup>2</sup> | Storage 10.6 m<sup>2</sup>



## Spécification:

### Caractéristiques

Ascenseur  
Près du transport  
Terrasse privée  
Pièce de stockage  
Salle de bain  
Double vitrage  
Armoires encastrées  
Buanderie  
Salle de sport  
Solarium  
Sauna

### Paramètre

Près du golf  
Près du port  
Proche des magasins  
Près des écoles  
Près de la ville

### Sécurité

Système d'alarme

### Contrôle du climat

Climatisation  
Chauffage central

### Piscine

Communautaire  
Private

### Vues

Mer  
Montagne  
Panoramique  
Pays  
Piscine  
Urban  
Lac  
Le golf

### Meubles

Entièrement meublé