



## Penthouse duplex til salgs i Marbella, Marbella

2 890 000 €

Referanse: R4877854 Soverom: 3 Bad: 4 Bebygget areal: 247m<sup>2</sup> Terrasse: 100m<sup>2</sup>





## Costa del Sol, Marbella

Situated within the gated community of 9 Lions Residences, just above vibrant Puerto Banús, in the Golf Valley, overlooking three stunning golf courses, this home enjoys a superb location. Many restaurants, bars and cafés line the Port, offering a selection of high-quality international cuisine within easy reach. With Marbella and beautiful sandy beaches of Puerto Banús just a few minutes' drive away and Málaga airport is easily accessible. This unique well distributed Duplex Penthouse enjoys excellent privacy and stunning views. One of the bedrooms is facing La Concha mountain and towards the Turtle lake. The main windows are facing south with breath taking panoramic sea views. This Duplex Penthouse has three spacious bedrooms and all of them have suite bathrooms and lots of storage room. The Master bedroom is on the top floor with a wonderful solarium and a Drop Jacuzzi. The apartment has a unique layout and exceptional quality of finish including appliances from Gaggenau and bathrooms by Villeroy & Boch. Partially covered terraces are designed to make the most of the 300 days of sunshine, while floor-to-ceiling windows flood the interiors with natural light. Seamless access: drive through the gated entrance into the community and directly into the parking garage. From there, you take the elevator straight to your apartment. Enjoy a private floor with secure, restricted elevator access for ultimate privacy. Well secured urbanization with heated pools, gym, saunas, 24/7 security and smooth concierge services. All together Nine Lions residences has 53 unique apartments and only nine of them are Duplex Penthouses. The communal Clubhouse with its two heated swimming pools, spa with two saunas and fitness area is in the centre of the urbanization and a third generous swimming pool lies in the west, nestled amongst the fresh, green landscaped gardens. Interior 247,05 m2, Terraces 115,05 m2, Top terrace 13,50 m2, Garage for 3 cars 83 m2, Storage room 10,59 m2.



## Egenskaper:

### Funksjoner

Løfte  
Nær transport  
Privat terrasse  
Satellitt -TV  
Lagerrom  
Ensuite bad  
Dobbeltvindu  
Monterte garderober  
Solarium  
Wifi  
Treningsstudio  
Badstue  
Spillrom  
Verktøyrom  
Jacuzzi  
Kjeller  
Tilgang for personer med redusert mobilitet

### Utsikt

Sjø  
Fjell  
Panoramisk  
Hage  
Basseng  
Golf  
Innsjø  
Urban

### Basseng

Kommunal  
Oppvarmet  
Innendørs  
Privat  
Barns basseng

### Parkering

Underjordisk  
Garasje

### Orientering

Sør

### Innstilling

I nærheten av golf  
Urbanisering  
I nærheten av butikker  
Nær byen  
Nær skoler  
I nærheten av skogen

### Møbler

Valgfri

### Verktøy

Elektrisitet  
Telefon

### Klimakontroll

Klimaanlegg  
Sentraloppvarming

### Betingelse

God

### Sikkerhet

24 timers sikkerhet  
Alarmsystem  
Elektriske persienner  
Inngangstelefon  
Sikker  
Kategori  
Golf  
Luksus  
Samtidig