



## Takvåningsduplex till salu i Marbella, Marbella

**2 890 000 €**

Referens: R4877854   Sovrum: 3   Badrum: 4   Bygga: 247m<sup>2</sup>   Terrass: 100m<sup>2</sup>





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## 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.



## Funktioner:

### Drag

Lyfta  
Nära transport  
Privat terrass  
Satellit -tv  
Förråd  
Badrum  
Dubbelglas  
Monterade garderober  
Solarium  
Wifi  
Gym  
Bastu  
Spelrum  
Förråd  
Jacuzzi  
Källare  
Tillgång för personer med minskad

rörlighet

### Åsikter

Hav  
Fjäll  
Panorama  
Trädgård  
Slå samman  
Golf  
Sjö  
Urban  
Slå samman  
Gemensam  
Uppvärmad  
Inomhus  
Privat  
Barnpool  
Parkering  
Underground  
Garage

### Orientering

Söder

### Miljö

Nära golf  
Urbanisering  
Nära butiker  
Nära staden  
Nära skolor  
Nära skogen

### Möbler

Frivillig

### Verktyg

Elektricitet  
Telefon

### Klimatkontroll

Luftkonditionering  
Centralvärme

### Skick

Bra

### Säkerhet

24 timmars säkerhet  
Larmsystem  
Elektriska persienner  
Posttelefon  
Säker  
Kategori  
Golf  
Lyx  
Samtida