



## Penthouse Duplex for sale in Marbella, Marbella

**2,890,000 €**

Reference: R4877854 Bedrooms: 3 Bathrooms: 4 Build Size: 247m<sup>2</sup> Terrace: 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 m<sup>2</sup>, Terraces 115,05 m<sup>2</sup>, Top terrace 13,50 m<sup>2</sup>, Garage for 3 cars 83 m<sup>2</sup>, Storage room 10,59 m<sup>2</sup>.



## Features:

### Features

Lift  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Solarium  
WiFi  
Gym  
Sauna  
Games Room  
Utility Room  
Jacuzzi  
Basement  
Access for people with reduced mobility

### Views

Sea  
Mountain  
Panoramic  
Garden  
Pool  
Golf  
Lake  
Urban

### Pool

Communal  
Heated  
Indoor  
Private  
Children`s Pool

### Parking

Underground  
Garage

### Orientation

South

### Setting

Close To Golf  
Urbanisation  
Close To Shops  
Close To Town  
Close To Schools  
Close To Forest

### Furniture

Optional

### Utilities

Electricity  
Telephone

### Climate Control

Air Conditioning  
Central Heating

### Condition

Good

### Security

24 Hour Security  
Alarm System  
Electric Blinds  
Entry Phone  
Safe

### Category

Golf  
Luxury  
Contemporary