



2,890,000 €

Marbella, Nueva Andalucia

3 bedrooms, 247 m²

Unique Duplex Penthouse with panoramic sea, lake and mountain views

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. This new urbanization was sold out last year.

This unique Duplex Penthouse enjoys excellent privacy. 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 says of sunshine, while floor-to-ceiling windows flood the interiors with natural light.

Situated just above vibrant Puerto Banús and overlooking three stunning golf courses, this development enjoys a superb location. Many restaurants, bars and cafés line the Port, offering a selection of high-quality international cuisine. El Lago de las Tortugas just next to the development provides a peaceful backdrop for a picnic and the beautiful sandy beaches of Puerto Banús are just a few minutes' drive.

The communal Clubhouse with its two heated swimming pools, spa 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

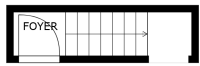
Terraces 115,05 m²

Top terrace 13,50 m²

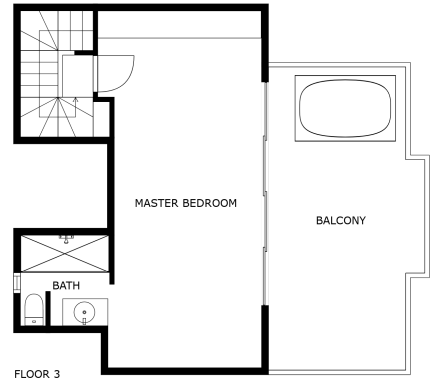
Garage for 3 cars 83 m²

Storage room 10,59 m²

An Elevator that takes you directly to the apartment from the garage.



FLOOR 1



FLOOR 3

SIZES ARE APPROXIMATE, ACTUAL MAY VARY.





























PROPERTY INFORMATION

Building

- 3 bedrooms
- 4 bathrooms
- 3 levels
- 3 floors
- 247 m² build
- 115m² terrace
- 247 m² interior
- Construction year 2020
- Orientation: South
- Community fees: 1244.34€/month
- Garbage tax: 185.36€/year
- IBI: 2517.5€/year

Features

- 24h Service
- Internet - Wifi
- Covered Terrace
- Fitted Wardrobes
- Lift
- Private Terrace
- Solarium
- Gym
- Sauna
- Disabled Access
- Jacuzzi
- Community Pool
- Terrace
- Pool
- Guest Toilet
- Balcony
- Spa
- Turkish Bath
- Glass Doors
- Handicap Accessible
- Porcelain Floors
- Parking Spaces
- Uncovered terrace

Security

- Double Glazing
- 24h Security Service
- Alarm System
- Video Entrance
- Security Entrance
- Gated Community
- Doorman

- Surveillance Cameras
- Armored Door
- Alarm

Location

- Near Transport
- Amenities Near
- Close to Children Playground
- Close to Sea/Beach
- Close to Golf
- Close to Shops
- Close to Town
- Close to Schools

Rooms

- Storage Room
- Utility Room
- Dining Room
- Living Room
- Laundry Room
- Guest Room

Climate control

- Central Heating
- Air Conditioning
- Individual A/C Units
- Underfloor heating (throughout)
- Central heating by radiators

Views

- Sea View
- Country View
- Mountain View
- Golf View
- Garden View
- Pool View
- Panoramic View
- Lake View
- Urban View

Furniture

- Optional Furniture
- Fully fitted kitchen

Condition

- Excellent Condition

Pool Type

- Indoor pool
- Heated pool