

**Продажа - Апартамент - Marbella**  
**2.890.000€**

**www.arbatestates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatestates.com**



**Ref.-ID: R4877854**

**Marbella**

**Апартамент**

**Коммунальные: 1,434,744 EUR / год**

**ИБИ: 2,517 EUR / год**

**Мусор: 185 EUR / год**



**3**



**4**



**247 m2**

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 says 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.

**Расположение**

- ✓ Рядом с гольф-полем
- ✓ Рядом с магазинами
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Рядом с лесом
- ✓ Урбанизация

**ОРИЕНТАЦИЯ**

- ✓ Юг

**Состояние**

- ✓ Хорошее

**бассейн**

- ✓ Общий
- ✓ Приватный
- ✓ Закрытый
- ✓ С подогревом
- ✓ Детский бассейн

**Климат-контроль**

- ✓ Кондиционер
- ✓ Центральное отопление

**ВИД**

- ✓ Море
- ✓ Горы
- ✓ Гольф
- ✓ Панорамный
- ✓ Сад
- ✓ Бассейн
- ✓ Озеро
- ✓ Город

**Особенности**

- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Солярий
- ✓ Спутниковое телевидение
- ✓ WiFi
- ✓ Тренажерный зал
- ✓ Сауна
- ✓ Игровая комната
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Доступ для инвалидов
- ✓ Джакузи
- ✓ Двойные стеклопакеты
- ✓ Подвал

**Мебель**

- ✓ По желанию

**меры безопасности**

- ✓ Электрические жалюзи
- ✓ Домофон
- ✓ Сигнализация
- ✓ Охрана 24 часа
- ✓ Сейф

**Парковка**

- ✓ Подземная
- ✓ Гараж

**Коммунальные услуги**

- ✓ Электричество
- ✓ Телефон

**Категория**

- ✓ Гольф
- ✓ Элитная
- ✓ Современного