



# Ground Floor Apartment for sale in Marbella Town, Marbella

2.780.000 €

Reference: R5080681 Bedrooms: 3 Bathrooms: 4 Build Size: 247m<sup>2</sup>





## Costa del Sol, Marbella Town

Located in the exclusive gated community of 9 Lions Residences above Puerto Banus, this corner duplex penthouse offers complete privacy, breathtaking sea views, and the feel of a private villa – without the maintenance. Enjoy sun-filled living across two levels, with three en-suite bedrooms, floor-to-ceiling windows, and expansive south-facing terraces. The master suite occupies the upper floor, with its own solarium and Drop Jacuzzi. This home was purchased new from the developer and has been owned by only one family, ensuring it's been carefully maintained. High-end finishes include Gaggenau appliances and Villeroy & Boch bathrooms. Direct elevator access from the garage brings you to your private floor with secured entry. The community offers 24/7 security, concierge service, heated pools, gym, saunas, and lush gardens. Out of 53 residences, only nine are duplex penthouses – making this a truly rare find. Interior 247 m<sup>2</sup> | Terraces 128 m<sup>2</sup> | Private Garage (3 cars) 83 m<sup>2</sup> | Storage 10.6 m<sup>2</sup>



## Features:

### Caratteristiche

Ascensore  
Vicino ai mezzi di trasporto  
Terrazza privata  
Ripostiglio  
Bagno privato  
Doppio vetro  
Armadi a muro  
Solarium  
Palestra  
Sauna  
Ripostiglio

### Collocamento

Vicino al golf  
Vicino al porto  
Vicino ai negozi  
Vicino alla città  
Vicino alle scuole

### Sicurezza

Sistema di allarme

### Climate Control

Aria condizionata  
Riscaldamento centrale

### Piscina

Condominiale  
Privata

### Viste

Mare  
Montagna  
Panoramica  
Campagna  
Piscina  
Golf  
Lago  
Città

### Mobilia

Completamente arredato