



MARBELLA  
C R I B S  
G R O U P

## Sea view penthouse at Nine Lions Residences in Nueva Andalucia, Marbella

3.200.000€



**Ref**  
MCG1576

**Beds**  
3

**Baths**  
4

**Plot**  
N/A

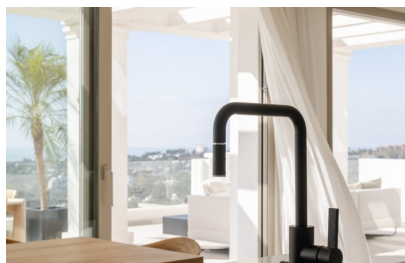
**Built**  
247 m<sup>2</sup>

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The sale price excludes costs and taxes. Buyers should also consider additional expenses, such as registration and notary fees, as well as a 7% ITP or, alternatively, a 10% VAT plus AJD (1.2% on the purchase price) for new properties, provided certain conditions are met. This information is subject to errors, omissions, changes, prior sale, or market withdrawal. An information sheet is available per Decree 218/2005 of October 11th.



<b>Ref</b>	MCG1576
<b>Bedrooms</b>	3
<b>Bathrooms</b>	4
<b>Status</b>	For Sale
<b>Type</b>	Penthouses
<b>Built</b>	247 m <sup>2</sup>
<b>Terrace</b>	128 m <sup>2</sup>
<b>Price</b>	3.200.000€
<b>Location</b>	Marbella City





## About this property

Nine Lions Residences is a highly sought-after and securely gated urban community offering a host of amenities, including heated pools, a gym, saunas, round-the-clock security, and attentive concierge services. Within this exclusive enclave, there are a total of 53 distinctive apartments, with just nine of them being Duplex Penthouses. This new development reached full occupancy last year.

This exceptional Duplex Penthouse ensures utmost privacy. One of its bedrooms offers views of the La Concha mountain and the Turtle Lake. The primary windows face south, providing breathtaking panoramic vistas of the sea. The Duplex Penthouse boasts three generously sized bedrooms, each with its own en-suite bathroom and ample storage space. The Master bedroom is located on the top floor, featuring a delightful solarium and a refreshing Drop Jacuzzi.

The apartment showcases a distinctive layout and boasts exceptional finishes, including top-of-the-line Gaggenau appliances and bathrooms designed by Villeroy & Boch. Partially covered terraces are thoughtfully designed to make the most of the 300 sunny days, while floor-to-ceiling windows bathe the interiors in natural light.

Perched just above the bustling Puerto Banús and overlooking three magnificent golf courses, this development enjoys an enviable location. A plethora of restaurants, bars, and cafés grace the Port, offering an array of world-class international cuisines. El Lago de las Tortugas, right next to the development, provides a serene setting for picnics, and the beautiful sandy beaches of Puerto Banús are only a short drive away.

The communal Clubhouse, featuring two heated swimming pools, a spa, and a fitness area, is centrally located within the urbanization. Additionally, a third generous swimming pool is nestled in the western part, surrounded by lush, landscaped gardens.

Interior space: 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>

An elevator conveniently whisks you directly from the garage to the apartment.

## Contact Us

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