



## Lejlighed i stueetagen til salg i Marbella, Marbella

6.395.000 €

Reference: R5258932 Soveværelser: 5 Badeværelser: 5 Byg Størrelse: 367m<sup>2</sup> Terrasse: 107m<sup>2</sup>





## Costa del Sol, Marbella

Marbella Golden Mile, Marbella Luxurious 5 bedroom, duplex, ground floor apartment Epic 13 6,395,000€ Luxurious ground floor duplex apartment This bespoke duplex ground floor apartment showcases five spacious en-suite bedrooms, spread across two levels for optimal privacy and flow. Three bedrooms sit on the main floor, while two are located on the lower level, which also has a separate entrance from the garage. The open-concept living area connects to a sleek kitchen and flows out to a generous terrace by Minotti, complete with a fully equipped outdoor kitchen, heated lounge zone, and dining area. Expansive floor-to-ceiling windows frame uninterrupted views of the Mediterranean and La Concha, with added privacy ensured by automatic curtains. The home is finished to exacting standards, featuring FENDI-designed cabinetry, Travertine marble bathrooms, custom wood panelling, and a curated mix of materials including Carrara marble, natural stone, onyx, and premium leather. Interiors by GC Studio incorporate pieces from top-tier Italian brands such as Gallotti & Radice and Giorgetti. The lower floor includes a large entertainment lounge with Bang & Olufsen home cinema system, custom cabinetry, and statement marble furniture, alongside a spacious utility area, three covered parking bays with EV charging, and additional storage. This is more than a residence—it's a statement of style and gateway to the Epic lifestyle. Situated in Marbella's prestigious Golden Mile, EPIC Marbella offers an unmatched lifestyle within a gated community of refined residences designed and furnished by FENDI CASA. Just minutes from Marbella Club, Puente Romano, and the beach, this development delivers resort-style living with a full suite of high-end amenities. Residents enjoy 24-hour concierge service, advanced security, and an extensive social and wellness hub that includes a luxury spa, indoor pool, kids' club, and an indoor sports centre equipped with basketball, Technogym, boxing, golf simulator, yoga, and Pilates. Outdoor facilities include two tennis courts, two paddle courts, a pickleball court, and multiple pools—some heated and others tailored for either training or relaxation.



## Funktioner:

Funktioner	Orientering	Klimakontrol
Dækket terrasse	Sydvest	Aircondition
Elevator		Forud installeret aircondition
I nærheden af transport		Kold aircondition
Privat terrasse		Varm aircondition
Satellit -tv		U/f/h badeværelser
Marmorgulve		
Dobbeltvindue		
24 timers modtagelse		
Monterede garderobeskabe		
Wifi		
Gymnastiksal		
Sauna		
Padle tennis		
Tennisbane		
Værktøjsrum		
Fiberoptik		
Adgang for mennesker med reduceret mobilitet		
<b>Synspunkter</b>	<b>Indstilling</b>	<b>Tilstand</b>
Bjerg	Tæt på golf	Fremragende
Land	Urbanisering	For nylig renoveret
	Tæt på havet	
	Tæt på butikker	
	Tæt på byen	
	Tæt på skoler	
<b>Pool</b>	<b>Møbel</b>	<b>Køkken</b>
Kommunal	Valgfri	Fuldt monteret
Opvarmet		
Indendørs		
<b>Have</b>	<b>Sikkerhed</b>	<b>Parkering</b>
Kommunal	Gated kompleks	Garage
Privat	24 timers sikkerhed	Mere end en
<b>Hjælpeprogrammer</b>	<b>Kategori</b>	
Elektricitet	Luksus	
Drikkeligt vand	Moderne	
Telefon		