



## Penthouse Duplex for sale in 9 Lions Residences, Nueva Andalucía, Marbella

2,890,000 €

Reference: R4429675 Bedrooms: 3 Bathrooms: 4 Build Size: 247m<sup>2</sup> Terrace: 115m<sup>2</sup>







## Costa del Sol, Nueva Andalucía

Unique duplex penthouse for sale in the luxurious 9 Lions Residences, Nine Lions Residential, Nueva Andalucía, Marbella, enjoying panoramic Mediterranean sea, lake and mountain views. Nine Lions Residences is a sought after and well secured urbanization with heated pools, gym, saunas, 24hr security and smooth concierge services. All together Nine Lions residences have 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 Mediterranean sea views. This duplex penthouse has three spacious bedrooms and all of them have en-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 days of sunshine, while floor-to-ceiling windows flood the interiors with natural light. An elevator takes you directly to the apartment from the garage. 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 has 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. Register your interest now and schedule your private viewing !



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
24 Hour Reception  
Fitted Wardrobes  
Solarium  
WiFi  
Gym  
Sauna  
Utility Room  
Jacuzzi

### Setting

Urbanisation

### Furniture

Optional

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Entry Phone

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Central Heating  
U/F Heating

### Condition

Excellent

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water

### Views

Sea  
Mountain  
Panoramic  
Garden  
Pool  
Golf  
Lake

### Pool

Communal

### Garden

Communal

### Category

Golf  
Luxury  
Resale  
Contemporary