



## Penthouse Duplex for sale in Nueva Andalucía, Marbella

2,980,000 €

Reference: R5372572 Bedrooms: 3 Bathrooms: 4 Build Size: 247m<sup>2</sup> Terrace: 128m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

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:

### Features

Lift  
 Near Transport  
 Private Terrace  
 Satellite TV  
 Storage Room  
 Ensuite Bathroom  
 Fitted Wardrobes  
 Utility Room  
 Gym  
 Near Church  
 Jacuzzi  
 Solarium  
 Sauna

### Views

Sea  
 Mountain  
 Panoramic  
 Garden  
 Pool  
 Golf  
 Lake

### Pool

Communal  
 Heated  
 Indoor  
 Private

### Security

Gated Complex  
 24 Hour Security  
 Alarm System  
 Entry Phone

### Category

Luxury  
 Contemporary

### Orientation

South

### Setting

Close To Golf  
 Close To Shops  
 Close To Schools

### Furniture

Fully Furnished

### Parking

Underground  
 Garage  
 More Than One

### Climate Control

Air Conditioning  
 Fireplace  
 Central Heating

### Condition

Excellent

### Garden

Communal

### Utilities

Electricity