



Marbella Golden Mile, Marbella
Epic 13

bedrooms **5** bathrooms **5** built $\frac{m^2}{m^2}$ **367** terrace $\frac{m^2}{m^2}$ **107**



community **1.916 €** month garbage **186 €** year IBI **4.947 €** year for sale **6.195.000 €**

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

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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 a 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 ...

Reference	577633	Beds	5	Built m ²	367
Type	Duplex	Baths	5	Interior m ²	---
Location	Marbella Golden Mile, Marbella	En-suite Baths	---	Terrace m ²	107
		Guest Toilets	1	Plot m ²	---
		Pax	---		
Pool	Communal	Community	1.916 € / month	Levels	---
Garden	Private	Garbage	186 € / year	Floor	---
Garage	Private	IBI	4.947 € / year	Orientation	East
Parking slots	3	Construct Year	---	EPC	In Progress
		Renovation year	---		

For sale

6.195.000 €

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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.





