



## Ground Floor Apartment for sale in Marbella, Marbella

**6,395,000 €**Reference: JNP5258932   Bedrooms: 5   Bathrooms: 5   Build Size: 367m<sup>2</sup>   Terrace: 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 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 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.



## Features:

|   |                    |                        |
|---|--------------------|------------------------|
| <b>Features</b>                         | <b>Orientation</b> | <b>Climate Control</b> |
| Covered Terrace                         | South West         | Air Conditioning       |
| Lift                                    |                    | Pre Installed A/C      |
| Near Transport                          |                    | Cold A/C               |
| Private Terrace                         |                    | Hot A/C                |
| Satellite TV                            |                    | U/F/H Bathrooms        |
| Marble Flooring                         |                    |                        |
| Double Glazing                          |                    |                        |
| 24 Hour Reception                       |                    |                        |
| Fitted Wardrobes                        |                    |                        |
| Utility Room                            |                    |                        |
| WiFi                                    |                    |                        |
| Gym                                     |                    |                        |
| Fiber Optic                             |                    |                        |
| Sauna                                   |                    |                        |
| Tennis Court                            |                    |                        |
| Paddle Tennis                           |                    |                        |
| Access for people with reduced mobility |                    |                        |
| <b>Views</b>                            | <b>Setting</b>     | <b>Condition</b>       |
| Mountain                                | Close To Golf      | Excellent              |
| Country                                 | Urbanisation       | Recently Renovated     |
|   | Close To Sea       |                        |
|   | Close To Shops     |                        |
|   | Close To Town      |                        |
|   | Close To Schools   |                        |
| <b>Pool</b>                             | <b>Furniture</b>   | <b>Kitchen</b>         |
| Communal                                | Optional           | Fully Fitted           |
| Heated                                  |                    |                        |
| Indoor                                  |                    |                        |
| <b>Garden</b>                           | <b>Security</b>    | <b>Parking</b>         |
| Communal                                | Gated Complex      | Garage                 |
| Private                                 | 24 Hour Security   | More Than One          |
| <b>Utilities</b>                        | <b>Category</b>    |                        |
| Electricity                             | Luxury             |                        |
| Drinkable Water                         | Contemporary       |                        |
| Telephone                               |                    |                        |