



## Ground Floor Apartment for sale in Marbella, Marbella Central

**6,395,000 €**

Reference: R5258932   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		
WiFi		
Gym		
Sauna		
Paddle Tennis		
Tennis Court		
Utility Room		
Fiber Optic		
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		