

EPIC MARBELLA

furnished by **FENDI**
CASA



Epic Marbella, Marbella Golden Mile



 built **393**
m²

Introducing this **brand-new, four-bedroom duplex apartment** in **Phase 3 of Epic Marbella**, the most prestigious development on the Costa del Sol, created in collaboration with **Fendi Casa**.

This exceptional residence features designer furnishings, a stunning outdoor kitchen, and a spacious level, a large space that can serve an infinite number of uses, all according to your creativity and tastes and desires.

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.

 bedrooms **4**

 bathrooms **4+1**

 terrace **102**
m²

for sale

€4,300,000





The property also includes 2 parking spaces and 1 storage room.





For those seeking an **unrivaled lifestyle in Marbella**, this property represents a rare opportunity to reside in a **masterpiece of contemporary design and luxury living**.

Residents have full access to **EPIC Marbella's top-tier sports facilities**, including outdoor tennis, padel, pickleball, and football courts, alongside an indoor sports complex

featuring a cutting-edge Technogym-equipped gym, basketball court, golf simulator, pilates and yoga studio, and a boxing/HIIT area.



SOCIAL CLUB

EPIC Marbella, furnished by Fendi Casa, offers a curated selection of world-class amenities designed to elevate the living experience far beyond the confines of your home.

Indulge in the serene luxury of a private SPA featuring an indoor swimming pool, or unwind at the exclusive social club, crafted with leisure areas tailored for every member of the family. Thoughtfully designed spaces cater to your professional needs, extending the comfort of your office into a sophisticated environment. These exceptional amenities ensure that every aspect of life here is enhanced with elegance and refinement.

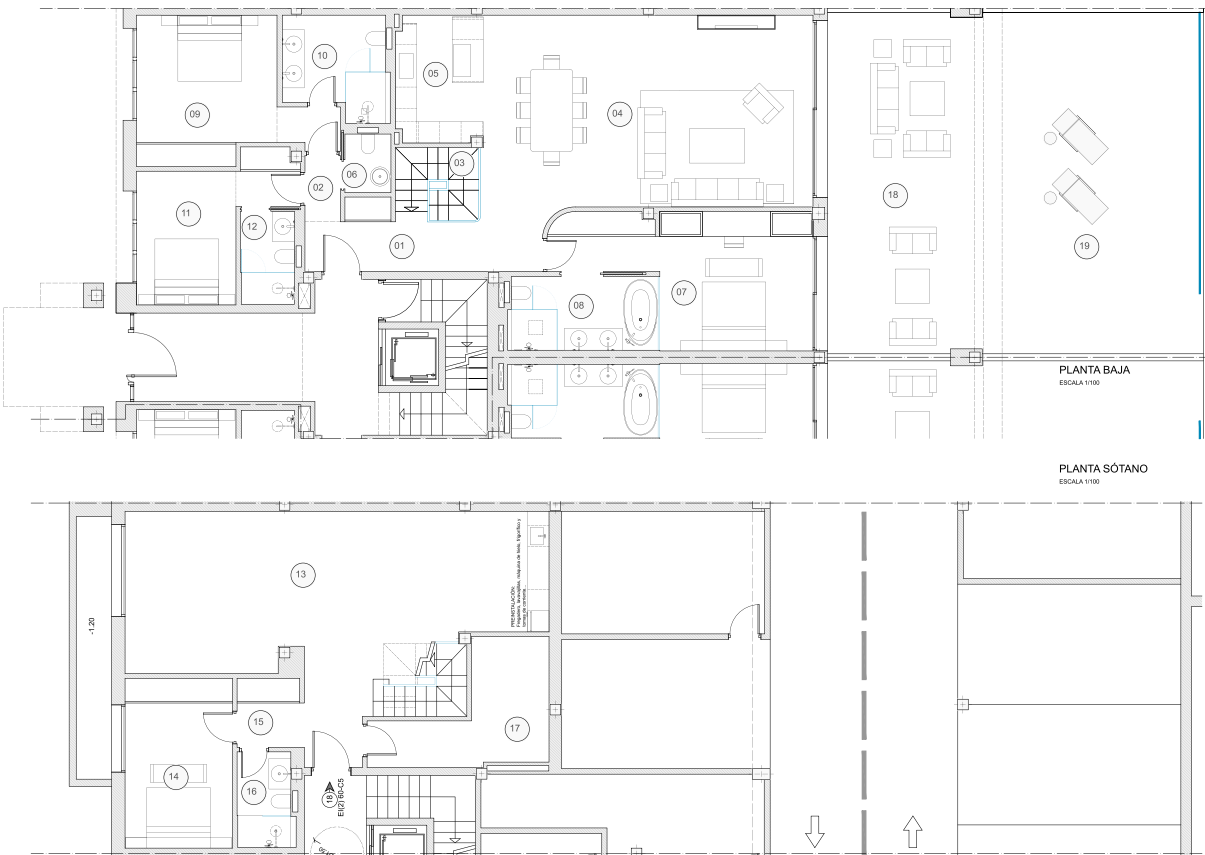




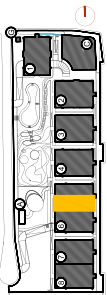


• Reference	SB030310	• Beds	4	• Built m²	393
• Type	Duplex	• Baths	---	• Interior m²	253
• Location	Epic Marbella, Marbella	• En-suite baths	4	• Terrace m²	102
	Golden Mile	• Guest toilets	1	• Plot m²	---
		• Pax	---		

• Pool	Communal	• Community	1704,26€	• Levels	2
• Garden	Communal	• Garbage	---	• Floor	---
• Garage	Private	• IBI	---	• Orientation	South/West
• Parking slots	2	• Construct year	2024	• EPC	B



FASE 3 EPIC	
BLOQUE 5 - VIVIENDA 18	
superficies útiles interiores	
Estancia	Metros²
01 vestíbulo	11,50 m²
02 distribuidor	1,87 m²
03 escalera	4,77 m²
04 salón - comedor	50,18 m²
05 cocina	8,90 m²
06 aseo	2,15 m²
07 dormitorio I	22,30 m²
08 baño I	8,75 m²
09 dormitorio II	18,05 m²
10 baño II	7,90 m²
11 dormitorio III	13,55 m²
12 baño III	3,98 m²
13 salón multiuso(sótano)	55,61 m²
14 dormitorio (sótano)	14,55 m²
15 trastero (sótano)	3,62 m²
16 baño (sótano)	4,10 m²
17 s.máquina(sótano)	11,70 m²
TOTAL	243,20 m²
superficies útiles exteriores	
18 porche	47,35 m²
19 terraza	54,88 m²
TOTAL	102,23 m²
total ÚTIL según decreto 218/2005	
INTERIOR	243,20 m²
EXTERIOR 10 %	10,22 m²
TOTAL ÚTIL	253,42 m²
Sup. Construida Planta Baja	177,49 m²
Sup. Construida Planta Sótano	109,10 m²
Sup. Construida Porches	50,13 m²
Sup. Construida Terrazas	65,87 m²
TOTAL CONSTRUIDA	393,59 m²
ANEXO SUP. CONST. PLANTA SÓTANO	
TRASTERO Nº25	22,4 m²
PLAZA DE GARAJE Nº49	21,50 m²
PLAZA DE GARAJE Nº54	21,45 m²



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