

# EPIC MARBELLA


furnished by **FENDI**  
CASA

JU  
ST



 bedrooms **3**

 bathrooms **3+1**

 terrace **351**  
m<sup>2</sup>

for sale

**5,390,000€**



## Epic Marbella, Marbella Golden Mile



 **built 586**  
m<sup>2</sup>

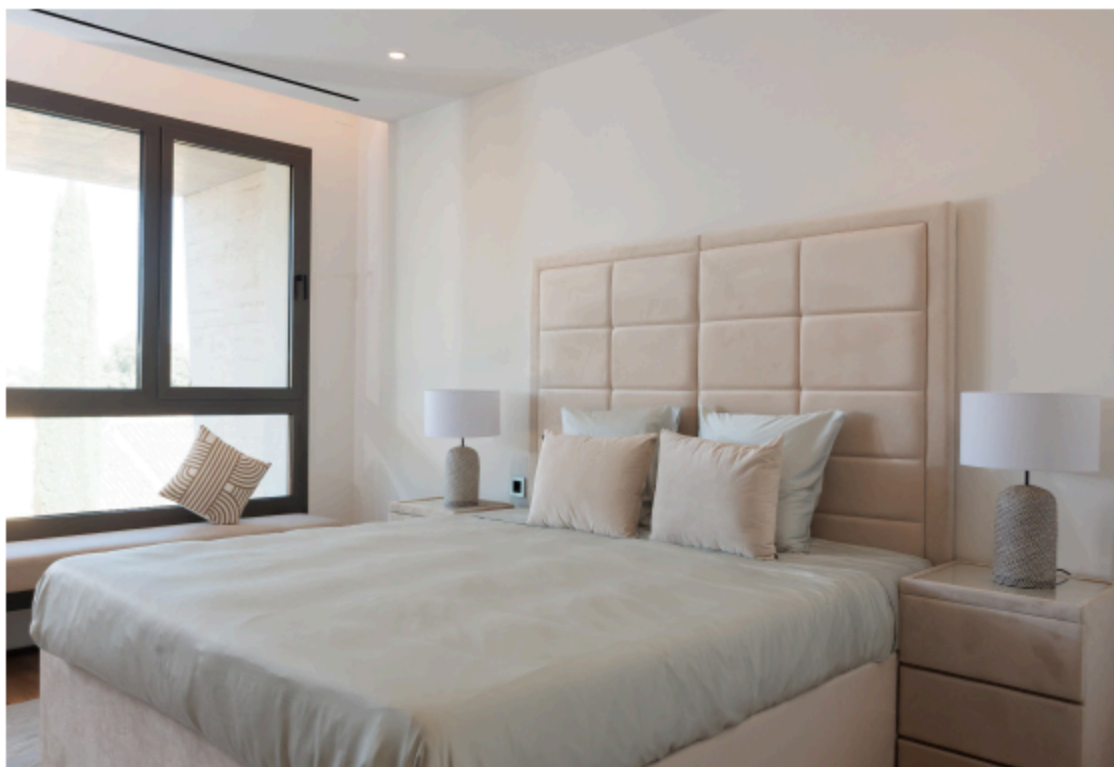
This luxurious penthouse is located in the exclusive Epic Marbella, offering west-facing views of the Mediterranean Sea and the iconic La Concha Mountain.

The modern kitchen, designed by Fendi Casa, is fully equipped with premium Gaggenau appliances, and the large terrace invites you to enjoy the sun and stunning sea views.

The built-in wardrobes throughout the property are also by Fendi Casa, adding an extra touch of elegance and sophistication. (Property does not include furniture)

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and ADD (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.

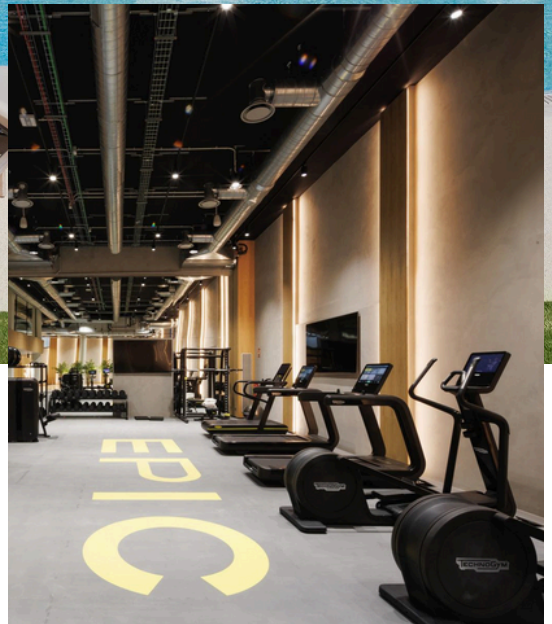
The property also includes 2 parking spaces and 1 storage room.





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.

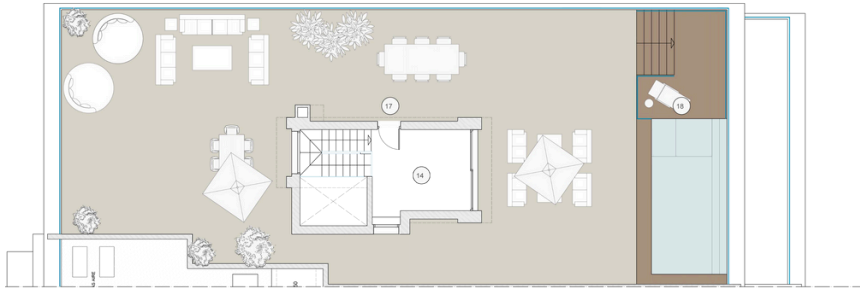




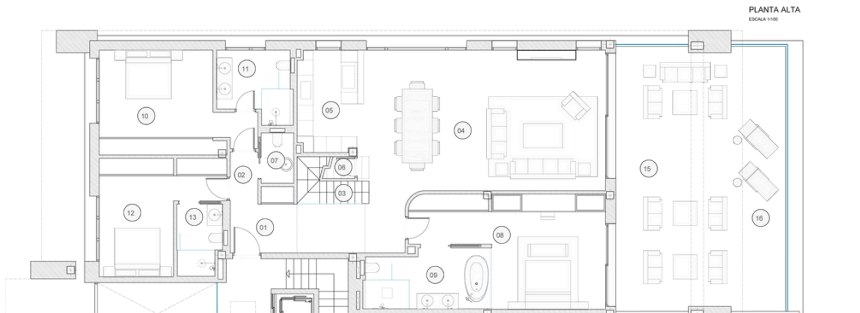


· Reference	SBEF3A08	· Beds	3	· Built m <sup>2</sup>	586
· Type	Duplex	· Baths	---	· Interior m <sup>2</sup>	237
· Location	Epic Marbella, Marbella	· En-suite baths	3	· Terrace m <sup>2</sup>	351
	Golden Mile	· Guest toilets	1	· Plot m <sup>2</sup>	---
		· Pax	---		

· Pool	Communal	· Community	1800€	· Levels	2
· Garden	Private	· Garbage	---	· Floor	---
· Garage	Private	· IBI	3.900€	· Orientation	South
· Parking slots	2	· Construct year	2024	· EPC	B



PLANTA ATICO  
ESCALA 1:100



PLANTA ALTA  
ESCALA 1:100

FASE 3 EPIC	
BLOQUE 2 - VIVIENDA 8	
superficies útiles interiores	
01 vestibulo	15,40 m <sup>2</sup>
02 distribuidor	2,20 m <sup>2</sup>
03 escalera	5,40 m <sup>2</sup>
04 salon-comedor	50,20 m <sup>2</sup>
05 cocina	9,53 m <sup>2</sup>
06 lavadero (fondo escalera)	1,20 m <sup>2</sup>
07 aseo	2,40 m <sup>2</sup>
08 dormitorio	27,27 m <sup>2</sup>
09 baño I	11,27 m <sup>2</sup>
10 dormitorio II	25,48 m <sup>2</sup>
11 baño II	7,83 m <sup>2</sup>
12 dormitorio III	17,02 m <sup>2</sup>
13 baño III	4,90 m <sup>2</sup>
14 vestidor	11,27 m <sup>2</sup>
<b>TOTAL</b>	<b>195,54 m<sup>2</sup></b>
superficies útiles exteriores	
15 piscina	52,53 m <sup>2</sup>
16 terraza	18,13 m <sup>2</sup>
17 terraza ático	23,02 m <sup>2</sup>
18 terraza de agua	18,62 m <sup>2</sup>
<b>TOTAL</b>	<b>112,30 m<sup>2</sup></b>
Total útil según decreto 218/2005	
INTERIORES	195,54 m <sup>2</sup>
EXTERIORES (a %)	57,25 m <sup>2</sup>
<b>TOTAL ÚTIL</b>	<b>252,79 m<sup>2</sup></b>
Sup. Comunal Planta Atico	209,45 m <sup>2</sup>
Sup. Comunal Planta Alta	76,34 m <sup>2</sup>
Sup. Comunal Pasillos	55,77 m <sup>2</sup>
Sup. Comunal Terrazas	205,26 m <sup>2</sup>
<b>TOTAL CONSTRUCTA</b>	<b>546,82 m<sup>2</sup></b>

ANEXO SUP.CONST. PLANTA SOIANO  
 TERRESTRE EXTER  
 PLAZA DE GARAJE W25 20,3 m<sup>2</sup>  
 PLAZA DE GARAJE W26 20,3 m<sup>2</sup>  
 CUARTO DE INSTALACIONES 11,20 m<sup>2</sup>



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