

# EPIC MARBELLA BY FENDI, MARBELLA GOLDEN MILE



bedrooms **4** bathrooms **4** built m<sup>2</sup> **391** terrace m<sup>2</sup> **133**

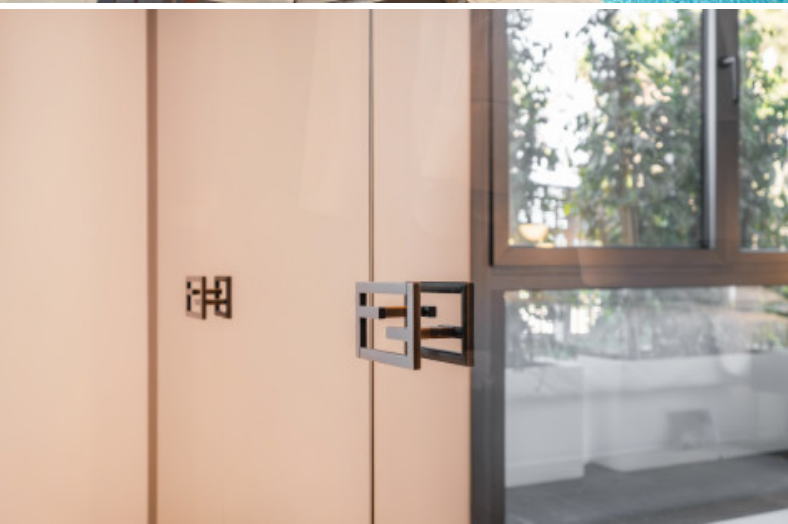
## CASA FENDI - DUPLEX GROUND FLOOR APARTMENT IN EPIC, MARBELLA GOLDEN MILE

Casa Fendi is a premium duplex ground-floor apartment in the exclusive Epic by Fendi development on Marbella's Golden Mile, representing the ultimate in refined, modern luxury. With 392 square metres of meticulously designed space, this property offers a seamless blend of style, functionality, and sophistication, catering to the discerning homeowner's every need. Spanning two floors, the apartment includes 259 square metres of lavish interiors and expansive terraces that enhance the sense of space and connect indoor and outdoor living areas. Completed in 2023 by Sierra Blanca Estates, the residence highlights exceptional craftsmanship with state-of-the-art design, featuring natural wood and marble finishes throughout, creating a chic yet comfortable ambiance.

Upon entering the ...

community 1.550 € month garbage -- year ibi 3.816 € year for sale **4.950.000 €**







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Upon entering the apartment, residents are greeted with an inviting open-plan layout that maximises natural light thanks to the southern and eastern orientations. The residence comprises four generously proportioned bedrooms, each with its own en-suite bathroom, providing privacy and convenience for family members and guests. An additional guest toilet enhances the home's functionality while ensuring that personal spaces remain undisturbed. From nearly every room, residents can take in panoramic views of the sea, nearby mountains, and the pool, underscoring the apartment's focus on a harmonious connection with its environment.

At the heart of the home is a sophisticated kitchen equipped with Gaggenau appliances, ...

Reference	580228	Beds	4	Built m <sup>2</sup>	391
Type	Ground Floor Duplex	Baths	4	Interior m <sup>2</sup>	---
Location	Epic Marbella by Fendi, Marbella Golden Mile	En-suite Baths	4	Terrace m <sup>2</sup>	133
		Guest Toilets	---	Plot m <sup>2</sup>	---
		Pax	---		
Pool	Communal	Community	1.550 € / month	Levels	2
Garden	Communal	Garbage	---	Floor	---
Garage	Private	IBI	3.816 € / year	Orientation	South/East
Parking slots	2	Construct Year	2024	EPC	A 34 kWh/m <sup>2</sup> A 45 KgCO <sub>2</sub> /m <sup>2</sup>
		Renovation year	---		

For sale

**4.950.000 €**

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.

reflecting Fendi's approach to luxury living where both form and function are paramount. Thoughtful security features include gated community access, a 24-hour security team, electric blinds, and an integrated alarm system, all contributing to a secure and tranquil living environment. Exclusive amenities available to residents are tailored to a refined lifestyle, featuring a private gym, sauna, Turkish bath, solarium, and even a tennis and paddle court.

The property includes two private underground parking spaces and a spacious storage room, ensuring ample space for vehicles and personal belongings. The apartment is sold fully furnished, with each piece carefully selected to complement the residence's opulent yet contemporary style, making it a turn-key solution for buyers seeking a property with both aesthetic appeal and practicality.

Strategically located in the upscale UR Lomas Rio Verde neighbourhood, Casa Fendi is perfectly positioned for those who wish to balance tranquillity with easy access to urban amenities. Just a four-minute drive brings you to the pristine sands of nearby beaches, ideal for leisure and relaxation. Local conveniences are also within close reach; essential shops are a mere two minutes away, creating a seamless balance between a quiet retreat and engaging with Marbella's lively atmosphere. The renowned Playa de Río Verde is one of the nearby beaches offering an inviting setting for coastal leisure and various water activities.

Lomas Rio Verde is a well-established, desirable neighbourhood known for its charming Mediterranean architecture. The area boasts an array of beautifully crafted villas, townhouses, and select apartment complexes, forming a peaceful, family-friendly environment appreciated by both locals and expatriates alike. The community embodies a harmonious blend of tradition and modernity, offering residents a sophisticated yet welcoming place to call home.

For families, the apartment's location near highly rated schools like Aloha College Marbella and Swans International School offers peace of mind, ensuring quality education is close at hand. Within a five-minute drive, these institutions provide easy access to top-tier education while allowing families to enjoy the tranquillity and charm of the surrounding area. The neighbourhood's community spirit is enhanced by the inclusion of several parks and green spaces, with Nagüeles Park providing an ideal location for outdoor activities, picnics, and family gatherings.

Lomas Rio Verde is also a prime location for those who enjoy dining and shopping. While the immediate area retains a residential feel, the nearby Puerto Banús area is brimming with culinary delights and social venues. Popular restaurants like Breathe Marbella and La Sala offer a diverse dining experience, ranging from casual brunches to elegant dinners. For shopping enthusiasts, major centres such as El Corte Inglés and the boutique stores of Marina Banús provide a comprehensive shopping experience, whether for daily necessities or luxury items.

Connectivity from Lomas Rio Verde is excellent, with the A-7 motorway allowing quick and easy access to surrounding ...