



9 Lions Residences  
Nueva Andalucia

1.695.000 €

## LUXURY GARDEN APARTMENT WITH PANORAMIC VIEWS IN 9 LIONS

Set within the prestigious 9 Lions Residences, this exceptional ground-floor apartment offers a refined blend of contemporary design, privacy, and breathtaking surroundings. Completed in 2018, the property enjoys sweeping views of both the sea and mountains, creating a serene and exclusive living experience.

Spanning 200 m<sup>2</sup>, the apartment is thoughtfully designed with an open-plan layout that seamlessly connects the living and dining areas to a sleek, fully equipped kitchen featuring high-end Gaggenau appliances. Expansive sliding doors lead out to a generous terrace, perfect for indoor-outdoor living, where panoramic views take center stage. The outdoor space is further enhanced by a private garden with a jacuzzi, offering an ideal setting for relaxation or entertaining.

The residence includes three elegant bedrooms, all finished to the highest standards. The master suite features a walk-in wardrobe and a luxurious en-suite bathroom with both a bathtub and walk-in shower. Two additional bedrooms share a stylishly appointed bathroom, maintaining the same level of quality and design throughout.

Comfort is ensured year-round with underfloor heating and zoned air conditioning, all controlled via an advanced home automation system. The property also benefits from two private parking spaces and a storage room.

Residents have access to outstanding communal amenities, including a state-of-the-art gym, spa facilities with sauna and Turkish bath, an indoor pool, and beautifully designed outdoor swimming pools.

Located in the heart of Nueva Andalucía's Golf Valley, the apartment is surrounded by renowned golf courses and is just minutes from Puerto Banús, offering world-class dining, shopping, and entertainment. This property represents an exceptional opportunity to enjoy a sophisticated lifestyle in one of the Costa del Sol's most desirable locations.







- |                             |                                 |                        |
|-----------------------------|---------------------------------|------------------------|
| 24h Service                 | Aerothermics                    | Air conditioning       |
| Automatic irrigation system | Close to golf                   | Close to schools       |
| Covered terrace             | Excellent condition             | Fitted wardrobes       |
| Fully furnished             | Gated community                 | Gym                    |
| Heated pool                 | Indoor pool                     | Internet - Fibre optic |
| Internet - Wi-Fi            | Lift                            | Mountain view          |
| Panoramic view              | Porcelain floors                | Private terrace        |
| Sea view                    | Security service 24h            | Surveillance cameras   |
| Uncovered terrace           | Underfloor heating (throughout) |                        |



GROUND FLOOR APARTMENT FOR SALE  
9 Lions Residences, Nueva Andalucia

1.695.000 €





693108

Bedrooms	3
Bathrooms	3
Built	188 m <sup>2</sup>
Terrace	60 m <sup>2</sup>
Plot	47 m <sup>2</sup>

1.695.000 €







