



# SIERRA BLANCA DEL MAR

Sierra Blanca - Marbella Golden Mile

**EXCLUSIVE | 2.595.000 €**

- **Luxury Residence** - Timeless & Elegant Design
- **Private Pool** – Rooftop Plunge Pool (Heated w/ Cover)
- **Sea Views** – Stunning Panoramic Sea & Coastal Views
- **AAA Location** – Exclusive Secure Gated Community
- **Other Features** – Elevator to all floors, Underfloor Heating Throughout, Sauna, Underground Garage w/ Direct Interior Access

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## Property Information

Built m <sup>2</sup>	603
Interior m <sup>2</sup>	403
Terrace m <sup>2</sup>	200
Plot m <sup>2</sup>	70

Discover unparalleled elegance in this exclusive luxury semi-detached villa, nestled within the prestigious area of Sierra Blanca – one of Marbella's premier residential enclaves.

This home delivers the grandeur of a spacious villa, featuring state-of-the-art installations, premium materials, and impeccable finishes, all complemented by breathtaking views. The gated urbanisation boasts lush communal spaces adorned with serene water features, enhancing the sense of refined tranquility.

Spanning four levels— from basement to solarium— the villa offers thoughtful design and versatility. On the ground floor, an inviting entrance hall leads to a fully equipped Gaggenau kitchen with a cozy breakfast nook, flowing into a generous living and dining area that opens to a covered terrace and private garden. A guest bathroom completes this level.

The first floor hosts the master suite with an en-suite bathroom connected to a large private sunny terrace with electric awnings, plus two additional guest bedrooms, each with en-suite bathrooms and terrace access.

Ascend to the solarium for ultimate relaxation: a heated plunge pool with an electric cover, expansive terrace, lounge area, and panoramic coastal, sea and mountain views.

The basement provides further indulgence with two bedrooms and bathrooms, a versatile office or multi-purpose room, laundry and storage areas, a soothing sauna, and a private underground garage for two cars with direct interior access.

Standout amenities elevate everyday living: marble flooring, a private elevator connecting all levels, private rooftop pool (heated), underfloor heating throughout, central air conditioning and heating, a central vacuuming system, and a fully equipped Gaggenau kitchen.

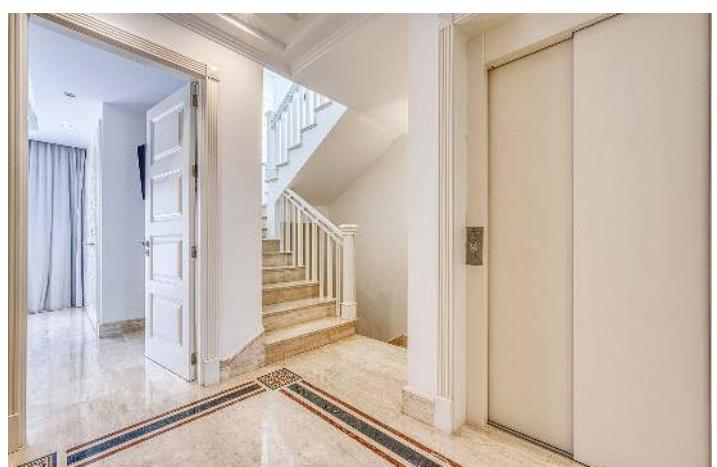
Offered fully furnished, this exceptional residence in a secure gated community stands as a rare jewel in Marbella's most coveted locale.

Reference	<b>PVM0010</b>	Beds	5	Built m <sup>2</sup>	603
Type	Semi-Detached Villa	Baths	5	Interior m <sup>2</sup>	403
Location	Sierra Blanca del Mar, Marbella Golden Mile	En-suite Baths	3	Terrace m <sup>2</sup>	200
		Guest Toilets	1	Plot m <sup>2</sup>	70
Pool	Private	Community	450 € / month	Levels	4
Garden	Private	Garbage	278 € / year	Floor	3
Garage	Private	IBI	3105 € / year	Orientation	South
Parking slots	2	Construct Year	2010	EPC	In Progress

For sale

**OFF-MARKET | PRICE ON REQUEST**

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.





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