+34 604 489 646
info@luxury-realty.com
luxury-realty.com



SIERRA BLANCA

Apartment in Sierra Blanca

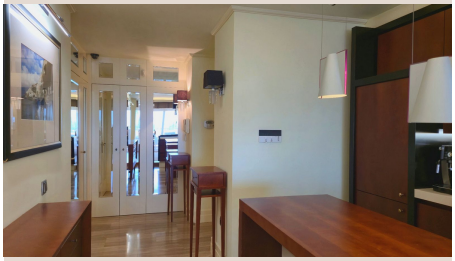
849,000 €

REFERENCE R5469058

2	2	157 m²	37 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

A truly unique property, custom-designed with premium-quality materials throughout. Fully furnished and equipped with high-end appliances and bespoke furniture-turnkey and ready to move in. Gently used for only a few months per year, keeping the apartment in immaculate condition. The layout has been thoughtfully designed to maximize living comfort, featuring an expansive living area that opens seamlessly onto a generous terrace of over 22 m² with views of the sea and lush tropical gardens with swimming pools. Layout and Property Features: - Living Room: Bright and spacious, integrated with a modern designer kitchen. - 2 Separate Bedrooms: Master bedroom with a private balcony; second bedroom with direct access to a utility/storage room. - 2 Full Bathrooms: Both fitted with a bathtub, independent walk-in shower, and underfloor heating. - Versatile Large Terrace: Divided into two distinct zones by sliding glass doors—a lounge area with outdoor furniture and TV, and a dedicated sunbathing solarium. Fitted with retractable awnings for adjustable shade. - Hardwood Flooring: An exclusive, bespoke feature not found in other units within the development, adding warmth and sophistication. - Climate Control & Security: Central air conditioning (heating/cooling) and pre-installation for alarm and video surveillance systems. Included in the Price: - Generously sized private underground parking space. - Large storage room of over 15 m². Orientation & Communal Amenities: - South-facing living room and terrace; north-facing bedrooms. - South-facing communal areas, allowing you to enjoy all-day sunshine around the 2 large swimming pools well into late afternoon. - Gated residential community with 24/7 security, ensuring absolute privacy, peace, and comfort. Prime Location – Condado de Sierra Blanca (Golden Mile): Situated in one of Marbella's most prestigious and sought-after residential enclaves, offering strong capital appreciation and effortless connectivity: - Education: Swans International School (0.6 km, walking distance), Marbella International University Centre (1.5 km). - City Center: Marbella Town (2.5 km / 9 mins), Av. Ricardo Soriano (2.2 km), Plaza de los Naranjos & Old Town (4 km / 12 mins). - Beaches & Luxury Resorts: Golden Mile Beaches (2.3 km / 8 mins), Puente Romano Beach Resort (4 km / 10 mins). - Leisure, Shopping & Sports: Puerto Banús (8 km / 10 mins), La Cañada Shopping Center (5 km), El Corte Inglés Puerto Banús (8 km), Los Naranjos Golf Club (10 km), Real Club Pádel Marbella (9 km). - Healthcare & Travel: Quirónsalud Hospital Marbella (5 km), Málaga-Costa del Sol Airport (54 km). *** The asking price does not include buyer's purchase costs: Property Transfer Tax (ITP: 7% general rate or applicable reduced rates), Notary fees, Land Registry fees, or independent legal representation. Furniture is included in the asking price. Information is for guidance only, non-contractual, ■and ■subject ■to ■errors or ■price ■changes. *** There ■is ■no ■other property ■like ■this in ■the ■entire community. ■Contact ■us ■today ■to arrange a ■private ■viewing ■and ■receive ■full ■details.

Details

Reference	R5469058	Property Type	Apartment
Status	Sale	Price	849,000 €
Bedrooms	2	Bathrooms	2
Build size	157 m²	Plot Size	–
Terrace	37 m²	Parking places	by request

Features

Pool, Air conditioning, Sea views, Private garden, Lift, Alarm system, 24H Security, Parking, Holiday Home, Investment, Resale

Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio Tembo, 23
29660 Marbella