

SIERRA BLANCA

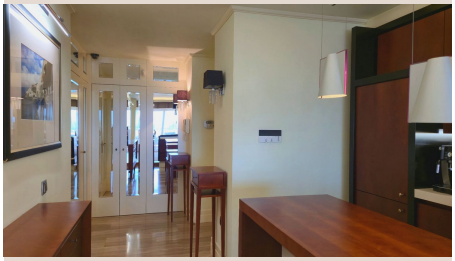
849 000 €

■■■■■■■■ R5469058

■■■■■■■■■■■■ ■ Sierra Blanca

2	2	157 m²	37 m²
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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.

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