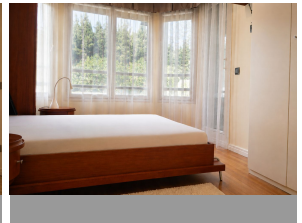
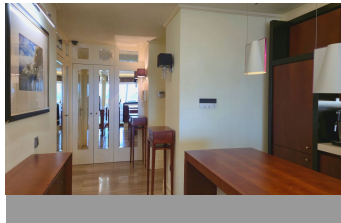
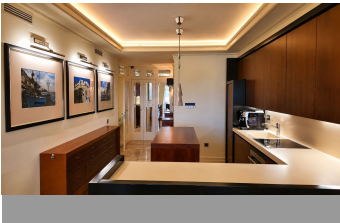


ALL IN

real estates



Middle Floor Apartment in Sierra Blanca

Bedrooms **2** Bathrooms **2** Built **157m2** Terrace **37m2**

R5469058

**Middle Floor
Apartment**

Sierra Blanca

900.000€

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.

Access for people with reduced mobility

Covered Terrace

Lift

Near Mosque

Storage Room

Wood Flooring

Access for people with reduced mobility

Fiber Optic

Marble Flooring

Private Terrace

Utility Room

Basement

Fitted Wardrobes

Near Church

Satellite TV

WiFi