

Apartment in Sierra Blanca

Reference: R5469058



Bedrooms: 2

Bathrooms: 2

M² Build size: 157

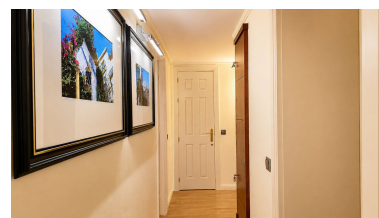
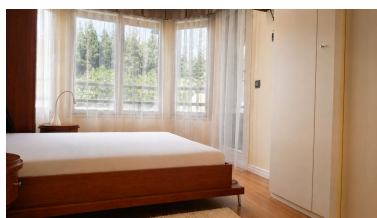
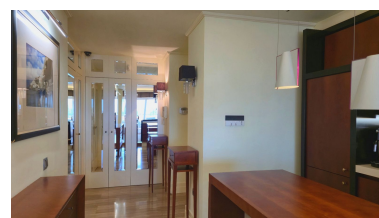
Price: 900,000 €

Status: Sale

Property Type: Apartment

Parking places: by request

M² Plot Size:



Overview: 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.

Features:

Pool, Air conditioning, Sea views, Private garden, Lift, None, Alarm system, 24H Security, Parking, Holiday Home, Investment, None, Resale