

## MARBELLA

# VILLA IN MARBELLA GOLDEN MILE

Newly Built Luxury Villa In Sierra Blanca

PRICE	11.880.000 EUR
REFERENCE	614654
BUILT	707M <sup>2</sup>
PLOT	2.025M <sup>2</sup>
BEDS	6
BATHS	6
IBI	2.500 EUR / YEAR
COMMUNITY FEES	- EUR / MONTH
GARBAGE	360 EUR / YEAR



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.

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# NEWLY BUILT LUXURY VILLA IN SIERRA BLANCA

This one-of-a-kind contemporary villa for sale is located in the prestigious gated community of Sierra Blanca, in the upper part of the famous Golden Mile of Marbella. Completed in 2024, this south-facing mansion of 1,320 m<sup>2</sup> boasts breathtaking panoramic views of the sea, mountains, lake, and picturesque surroundings, set on a generous plot of 2,633 m<sup>2</sup>.

The spectacular 6-bedroom residence offers luxurious features and amenities across four levels, all connected by an elevator. On the ground floor, a double-height entrance hall welcomes you into the home, leading to a spacious bedroom with en-suite bathroom, a guest toilet, an elegant office, and an open-concept lounge with kitchen and dining area. This floor opens onto a stunning terrace, beautifully landscaped garden, and an impressive zero-edge pool. Floor-to-ceiling glass sliding doors offer serene views and abundant natural light throughout the day.

The upper level features 3 bedrooms, each with its own en-suite bathroom. The expansive master suite occupies half of this level and includes a large walk-in closet, luxurious bathroom, and two private terraces with spectacular sea views.

The rooftop terrace is designed for full relaxation, complete with a jacuzzi, sunbeds, chill-out areas, and an outdoor kitchen offering 360° panoramic views.

On the lower level, you'll find the entertainment and service areas, including a bar, spa with Turkish bath and sauna, gym, and an indoor heated swimming pool. This level also includes two additional bedrooms, two bathrooms, a laundry and storage area, a staff apartment, and a guest room with an English patio. A garage for two cars is also located on this floor.

This eco-friendly and energy-efficient ultramodern property is offered in excellent condition with a wide array of premium features: domotics system, warm and cold air-conditioning, central heating, underfloor heating throughout, automatic irrigation system, barbecue, Dolby Surround Sound system, fitted wardrobes, fireplace, and accessible design.

A true dream home for those seeking the very best in one of the most sought-after areas of Marbella and the Mediterranean region.



























