



## DUPLEX 4 LOŽNICE

📍 Sierra Blanca

**REF# R4815691 – 2.975.000€**

IBI

2638 €/YEAR

Garbage

190 €/YEAR

Community

9396 €/YEAR



4

Ložnice



5

Koupelny



385 m<sup>2</sup>

Built



114 m<sup>2</sup>

Terrace

Probably the best apartment in this well known prestigious urbanisation in Sierra Blanca. It is truly exceptional, offering some of the most stunning panoramic views in the area. From the living room, kitchen, master bedroom, and two spacious terraces, you can enjoy breathtaking vistas over the sea and the coastline, extending towards Puerto Banus and beyond. This spacious apartment has a wonderful villa

feeling that has to be experienced on site. There are two big terraces on total 144 m<sup>2</sup> where one is covered and one is open and the covered upper one that is connected to the living room and master bedroom are on 44 m<sup>2</sup> and the lower one in front have a surface of 70 m<sup>2</sup>. 3 of the 4 well sized bedrooms are en-suite with its own bathrooms. The high-quality open-plan kitchen is equipped with Gaggenau appliances throughout, ideal for those who enjoy cooking and entertaining. There is underfloor heating throughout the whole apartment and built in AC duct system that is equipped with Airzone, so you can set the desired temperature individually in each room not only for best comfort in each room but also for energy saving reasons. Also you find a central vacuum cleaner that is both practical and beneficial for your health, offering several advantages over traditional vacuum cleaners. In the garage, you have the convenience of three personal underground parking spaces, your own section of the garage, and a storage room with direct access to the lower level of the apartment. There is an elevator in the public staircase, as well as one beside the terrace that takes you down to the pool level and the gym/sauna. It is a gated complex with 24 Hour Security and there is a night guard to ensure security in the urbanization. Reserva de Sierra Blanca is renowned as one of the most luxurious and well-built apartment urbanizations in Sierra Blanca, known for its prime location and high construction standards. The apartment is sold fully furnished and was some few years ago decorated and furnished by a well known Swedish design/furniture company. Additionally, there is potential to further enhance the property by building a fifth bedroom or creating a staff department on the ground floor. The current owners have also considered converting this spacious area into a cinema and bar with a pool table, adding even more luxury and entertainment options. This magnificent property is located in one of the most prestigious neighborhoods along the coast, just a few minutes' drive from the exclusive Puerto Romano and Marbella's vibrant center, stunning beaches, and a wide array of services. Puerto Banus and several top-tier golf courses are also within a 10-minute drive. Notably, this modern gated residential complex, Reserva de Sierra Blanca, exemplifies the benefits of bioclimatic architecture, offering residents an enhanced indoor climate while ensuring zero carbon emissions and reduced energy consumption. The community areas are meticulously designed for leisure, featuring a modern pool and a gym/sauna/steam sauna and Turkish bath, lush landscaped gardens adorned with mature trees, well-manicured lawns, colorful flowerbeds, and natural stone walls, all contributing to a magical and uniquely Mediterranean ambiance. Priced for a quick sale!





