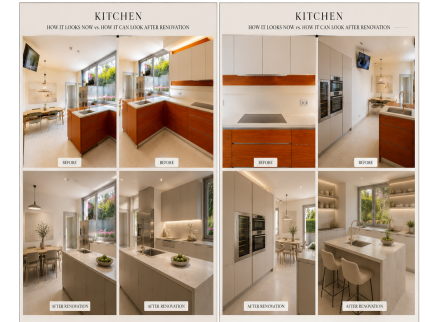


# Sales - House - The Golden Mile

## 2.700.000€



Ref.-ID: R5382364

The Golden Mile

House

Community: 12,600 EUR / year IBI: 4,460 EUR / year

Rubbish: 278 EUR / year



4



4.5



746 m2



117 m2

Located in the exclusive Meisho Hills, within the gated community of Sierra Blanca on Marbella's Golden Mile, this corner semi-detached villa is one of the largest and most private units in the development, offering panoramic sea and mountain views and strong investment potential. The property is part of a luxury community under horizontal division. The total land of 32,281 m<sup>2</sup> is community-owned, and this unit holds a 2.29% share. It offers a total built area of 746 m<sup>2</sup>, including approximately 420-435 m<sup>2</sup> of interior living space, 31 m<sup>2</sup> of covered terraces, and 117 m<sup>2</sup> of common elements. Built in 2012 and well maintained, the villa features 4 bedrooms, all with en-suite bathrooms, plus a guest toilet. The layout includes basement, ground floor, first floor, and a rooftop solarium. High ceilings, large windows, and underfloor heating throughout ensure comfort and natural light. The ground floor includes a private pool and terrace area. The rooftop solarium enjoys panoramic views. The spacious basement can be used as a cinema room, gym, entertainment area, or additional bedroom. The property also offers a private garage for 3 cars and, as a corner unit with only one shared wall, provides added privacy. Residents benefit from two communal pools, a spa with sauna, landscaped gardens, and double security within the gated Sierra Blanca area. Extras include a valid touristic rental license and professional architectural renders available for renovation or redesign. Offered below market price, this is an excellent opportunity as a primary residence, renovation project, or high-end rental investment on Marbella's Golden Mile. The renderings have been professionally prepared and accurately reflect the property's measurements and layout. The architectural project is included in the asking price.

- |  |  |   |  |   |  |
|--|--|---|--|---|--|
| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Close To Shops</li><li>✓ Close To Town</li><li>✓ Close To Schools</li></ul>   | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ South East</li></ul>    | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Good</li></ul> | <b>Pool</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>  | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ U/F Heating</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Mountain</li><li>✓ Panoramic</li><li>✓ Garden</li><li>✓ Pool</li><li>✓ Street</li></ul> |
| <b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Lift</li><li>✓ Fitted Wardrobes</li><li>✓ Private Terrace</li><li>✓ Solarium</li><li>✓ WiFi</li><li>✓ Storage Room</li><li>✓ Jacuzzi</li><li>✓ Fiber Optic</li></ul> | <b>Furniture</b> <ul style="list-style-type: none"><li>✓ Fully Furnished</li></ul> | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Private</li></ul> | <b>Security</b> <ul style="list-style-type: none"><li>✓ Gated Complex</li><li>✓ Electric Blinds</li><li>✓ Alarm System</li></ul> | <b>Parking</b> <ul style="list-style-type: none"><li>✓ More Than One</li><li>✓ Private</li></ul>                | <b>Utilities</b> <ul style="list-style-type: none"><li>✓ Solar water heating</li></ul>   |