



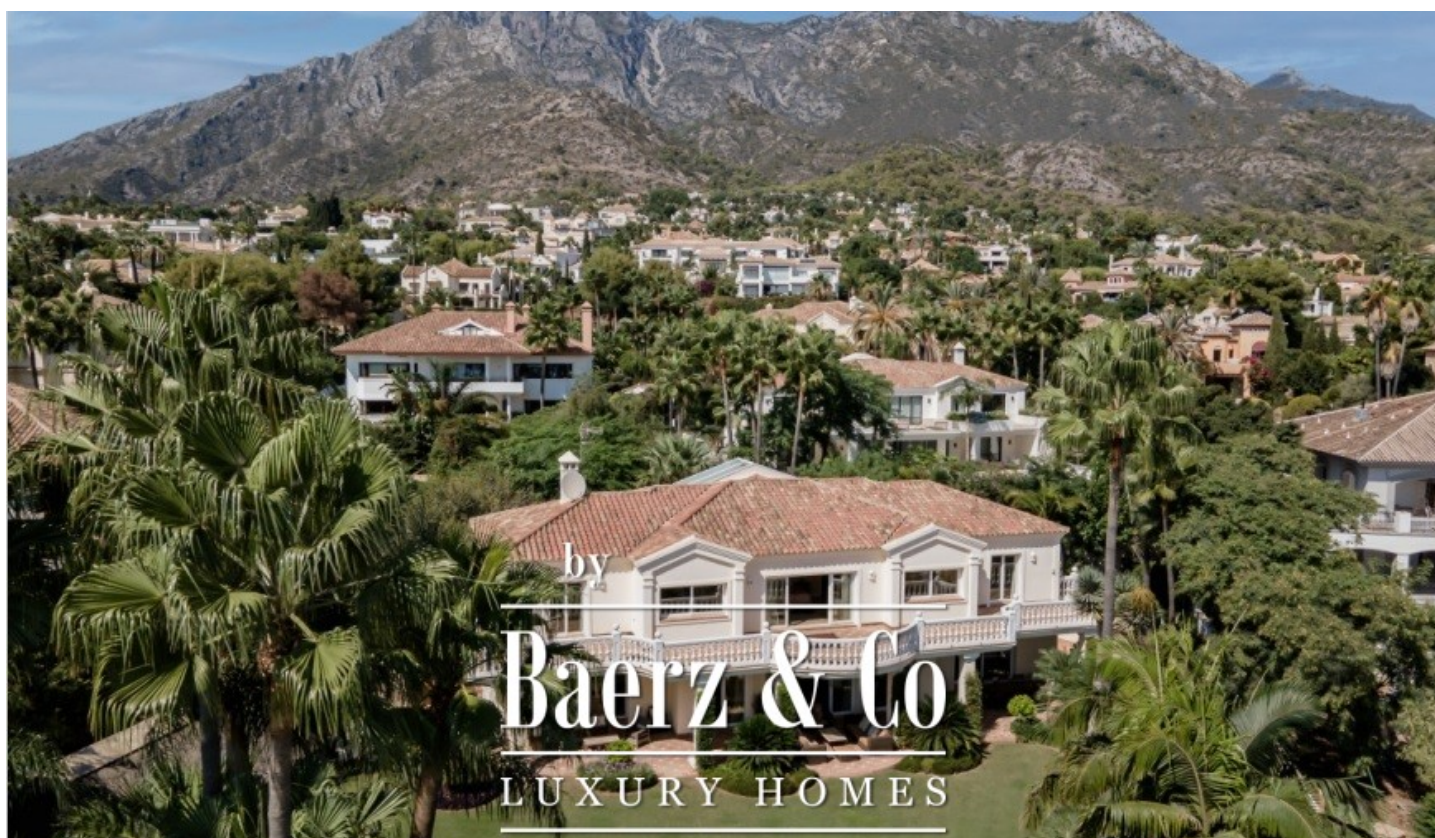
**Baerz Property**

FINDERS & ADVISORS  
INTERNATIONAL

**Marbella**

Spain

**€5.200.000**



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by

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Baerz & Co

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LUXURY HOMES

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## Marbella

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<b>VRAAGPRIJS</b>	<b>€5.200.000</b>
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Status	For Sale
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Aanvaarding

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### **BOUW**

Soort woonhuis	Villa,
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Soort bouw

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Bouwjaar

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Bijzonderheden

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### **MATEN EN LIGGING**

Woonoppervlakte	1244 m <sup>2</sup>
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Perceeloppervlakte	2004 m <sup>2</sup>
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Ligging

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### INDELING

Aantal slaapkamers	6
Aantal badkamers	6
Voorzieningen	Sea Views, Subtropical Gardens and Pool, Fireplace, Marble Floors, BBQ Area, Gated Community, Indoor Entertainment Area, Parking 6 Cars, A/C, UFH

### OMSCHRIJVING

Would you like to live in Sierra Blanca, the area that is famous for its luxury and beautiful scenery, stunning mansions with large plots, stone-paved driveways, swimming pools, manicured gardens, great outdoor facilities, patios and terraces ideal for warm Mediterranean climate, a home to celebrities, prosperous people and affluent public figures enjoying lavish parties or quiet evenings spent soaking up the night sky?

No, this is not Beverly Hills. But yes, it is year-round enjoyment and lifestyle pleasures of the Southern California kind... without Santa Ana winds. A classic Mediterranean-style villa for sale is located in the prestigious gated community of Sierra Blanca that people like to call 'Beverly Hills of Spain'. Sierra Blanca is justly appreciated as one of the most sought-after areas in the whole Mediterranean region. Definitely, a prime location!

A lovely pavilion with a thatched exotic roof has Argentine-style BBQ grill. 'Asado' is not just a technique but a special social event, and your family and friends will be happy to have a barbecue party in such a lovely place overlooking the serene greenery, at the picturesque foothills of Marbella's

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## Marbella

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iconic symbol, majestic La Concha Mountain

The fabulous south-facing property is surrounded with picture-perfect Andalusian nature, greenery of subtropical gardens and the other high-end villas and mansions of Sierra Blanca. Set on a plot of 2.004 m<sup>2</sup>, the house of approx. 850m<sup>2</sup> features a ground and first floors, a basement with natural light, 6 bedrooms, 8 bathrooms, 2 complete kitchens and 1 service bedroom and bathroom. The first floor offers an entrance hall with 5 m height, a huge living room, a dining room for 18 people, a library with fireplace, 1 bedroom en- suite, a guest toilet and a kitchen that charms with its rejuvenating white and green colour scheme, built-in cabinetry, ceramic tiles and quality appliances. Upstairs you will find 5 very spacious bedrooms, 4 of them have en-suite bathrooms. The basement level features fabulous entertainment areas, a billiard room, home cinema, bar, large kitchen for parties with direct access to the garden, 1 bedroom with bathroom and shower, guest toilet, huge wall of closets, etc. A private garage will host 2 of your cars, and there is a round plot to park 4 cars of your guests in front of the house.

The balconies and covered and sunny terraces of 150m<sup>2</sup> are worth to be mentioned separately. Elegant and stylish, with classic white balustrade and traditional terracotta tile flooring, they invite to enjoy chill out, sunbathing and al fresco dining areas, delightful views to the blue sea, gardens with emerald- green lawns and a swimming pool. There is a lovely open cottage / pavilion with a thatched exotic roof, shower and toilet, and Argentine-style BBQ grill. 'Asado' is not just a technique but a special social event, and your family or friends attending a barbecue party will be happy to spend time in such a lovely place overlooking the serene greenery, at the picturesque foothills of Marbella's iconic symbol, majestic La Concha Mountain, proudly towering above the coast at 1,300 m.

Probably you know that in typical Spanish houses rooms in general are not large. Here they are very spacious and larger than normal sizes. The colours are

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## Marbella

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dictated by nature and offer a harmonious combination of earth tones, ochre and mustard, chocolate brown and wood tones, noble beige, anthracite shades, vanilla, lavender gray, green accents. The exclusive property is offered for sale in excellent condition, with underfloor heating system and air conditioning throughout the house, security bars, marble floors and bathrooms, French doors, water cistern with price control, and many other features.

This is the choice of those who value the quality of life, luxury, chic and comfort of timeless classic style.

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