



## Villa - Chalet en venta en Sierra Blanca, Marbella

4.500.000 €

Referencia: R3743206    Dormitorios: 4    Baños: 6    Terreno: 1.475m<sup>2</sup>    Construido: 828m<sup>2</sup>    Terraza: 94m<sup>2</sup>





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## Costa del Sol, Sierra Blanca

This comfortable and imposing property is located in the prestigious and secure community of Altos Reales with 24h security, manicured gardens, paddle courts and children's play area.

Altos Reales is located just above Marbella, very close to city centre and amenities, there is also a 9 hole golf course and restaurants within walking distance of the complex.

Built by the current owners to the highest standards, this immaculate villa comprises a beautiful double height entrance hall, a generous living room with fireplace and domed ceiling, separate dining room, TV room and a fully equipped kitchen with pantry, breakfast area and separate laundry room.

The main terrace provides additional sitting area and leads onto the manicured garden and swimming pool. The back porch accessed from both the kitchen and dining room, offers outdoor dining as well as a BBQ area.

Further on the main floor there is guest toilet, an office and a spacious master suite with wooden floors, a walk-in dressing room and a full bathroom with shower and Jacuzzi bath. The upper floor comprises a library-studio, 3 en-suite bedrooms with built-in wardrobes and 3 terraces.

The lower level of the villa provides plenty of entertainment space and includes a large party room with a bar and fireplace, bodega, a games room with a billiards and ping-pong table, gym area and a guest toilet.

On this level there is also the machine room and plenty of storage area. Further the property benefits from individually controlled under-floor heating, A/C hot and cold, double glazed windows, marble floors, electric blinds, alarm system, a 40,000L water tank, a 2 car garage, a carport for a further 2 cars and additional driveway parking;



## Características:

### Características

Terraza  
Terraza  
TV satelital  
Trastero  
Piso de mármol  
Doble acristalamiento  
Armarios ajustados  
Wifi  
Gimnasia  
Sala de juegos  
Sala de servicios  
Piso de madera  
Jacuzzi  
Barbacoa  
Alojamiento para el personal  
Sótano  
Fibra óptica

### Vistas

Mar  
Montaña  
Jardín  
Piscina  
Golf  
Bosque

### Piscina

Piscina Privada

### Jardín

Jardín Privado

### Servicios Públicos

Electricidad  
Agua potable  
Teléfono

### Orientación

Sur

### Posición

Cerca de la ciudad  
Cerca de las escuelas  
Suburbano  
Cerca del bosque

### Muebles

Sin Amueblar

### Seguridad

Seguridad de 24 horas  
Sistema de alarma  
Persianas  
Teléfono de entrada

### Categoría

Lujo

### Climatización

Aire acondicionado  
Hogar  
Calefacción central  
U/F Calefacción

### Estado

Excelente

### Cocina

Cocina Equipada

### Aparcamiento

Cochera  
Párking Privado  
Párking Cubierto  
More Than One