



## HOUSE 8 BEDROOMS 11 BATHROOMS IN SIERRA BLANCA

Sierra Blanca

REF# R5067382 – 11.950.000€

8  
Beds

11  
Baths

2200 m<sup>2</sup>  
Built

2574 m<sup>2</sup>  
Plot

589 m<sup>2</sup>  
Terrace

Exclusive Investment Opportunity in Sierra Blanca Architect: Ismael Mérida · Marbella Golden Mile This is a rare opportunity to acquire a truly exceptional villa in Sierra Blanca, one of Marbella's most prestigious and secure gated communities. Designed by the renowned architect Ismael Mérida, this newly built residence (completed in 2023) combines refined contemporary architecture, an intelligent layout, and impressive scale. It offers the perfect balance of privacy, comfort, and long-term investment value. Set on a 2,574 m<sup>2</sup> plot, the villa offers a total built area of 2,200 m<sup>2</sup> and 589 m<sup>2</sup> of terraces with open views of the Mediterranean Sea and La Concha mountain. Inside, the property features eight spacious bedrooms and ten bathrooms, including eight en suites, distributed across three levels connected by a private lift. A dramatic double-height entrance leads into elegant open-plan living areas filled with natural light. One of the standout features is the spectacular 168.84 m<sup>2</sup> heated swimming pool, which flows seamlessly from the outdoor terrace into the indoor wellness zone. The villa also includes an independent guest or staff apartment with separate access, a private cinema, a Turkish bath and spa area, and various utility and storage rooms. The garage offers over 220 m<sup>2</sup> of space and accommodates up to 20 vehicles — an exceptional feature for car collectors or hosting events. The surrounding gardens are mature and beautifully landscaped, ideal for relaxing or entertaining. Originally valued at €15 million just two years ago, the

property is now available for €11,950,000 due to minor updates needed in the basement. With an estimated investment of approximately €200,000, the villa can easily recover or exceed its former market value, making it a smart choice for capital growth. A high-quality designer furniture package is available for €200,000 (optional). The Technogym equipment currently installed in the gym can also be included — pricing to be discussed. This is more than a luxury home. It is a secure and high-potential investment in one of Europe's most sought-after residential areas — a landmark villa on the Marbella Golden Mile, built to stand the test of time.

