



Sierra Blanca, Marbella Golden Mile  
Albinoni 20

bedrooms **4**    bathrooms **3**    built <sub>m<sup>2</sup></sub> **284**    terrace <sub>m<sup>2</sup></sub> **46**    plot <sub>m<sup>2</sup></sub> **1.148**



community **187 €** month    garbage **278 €** year    IBI **3.442 €** year    for sale **3.995.000 €**

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

Sierra Blanca, Marbella Golden Mile

Albinoni 20

Nestled within the exclusive gated community of Sierra Blanca, this charming Mediterranean-style villa offers timeless elegance, privacy, and comfort on Marbella's prestigious Golden Mile. Set on a 1,148 m² plot with 284 m² built, this beautifully maintained bungalow-style home is distributed on one floor plus a spacious solarium. It features 4 generous bedrooms and a seamless blend of indoor and outdoor living, perfect for year-round enjoyment of the Costa del Sol's unique climate.

Inside, the villa welcomes you with an inviting atmosphere of light and warmth. The open-plan living and dining area flows effortlessly onto a covered terrace overlooking the lush garden and swimming pool. Natural tones, soft fabrics, and a Mediterranean palette of blues and creams create a serene coastal ambiance throughout. The fully equipped kitchen combines classic design with modern functionality, featuring marble countertops, ample storage, and a cozy breakfast area that opens directly onto the terrace. The kitchen and dining space also benefit from underfloor heating for added comfort.

The property has undergone several thoughtful upgrades, including new Roman Clavero windows throughout the home, a modern air-conditioning system, and a saltwater pool system. A large gas tank of over 1,000 litres is discreetly integrated into the garden, providing sufficient capacity to heat the pool and fuel the exterior gas fire oven. Recent renovations also include a spacious travertine ...

|               |                                        |                 |                |             |             |
|---------------|----------------------------------------|-----------------|----------------|-------------|-------------|
| Reference     | 655730                                 | Beds            | 4              | Built m²    | 284         |
| Type          | Villa                                  | Baths           | 3              | Interior m² | 284         |
| Location      | Sierra Blanca, Marbella<br>Golden Mile | En-suite Baths  | ---            | Terrace m²  | 46          |
|               |                                        | Guest Toilets   | 1              | Plot m²     | 1.148       |
|               |                                        | Pax             | ---            |             |             |
|               |                                        |                 |                |             |             |
| Pool          | Private                                | Community       | 187 € / month  | Levels      | ---         |
| Garden        | Private                                | Garbage         | 278 € / year   | Floor       | ---         |
| Garage        | ---                                    | IBI             | 3.442 € / year | Orientation | South/West  |
| Parking slots | ---                                    | Construct Year  | 2006           | EPC         | In Progress |
|               |                                        | Renovation year | ---            |             |             |

For sale

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terrace at the back of the property, as well as a newly built front terrace with pergola and an elegant carport, enhancing both aesthetics and functionality.

Each of the bedrooms is generously sized and filled with natural light, with the master suite offering garden views and direct access to the outdoors. The bathrooms are styled with Andalusian charm, highlighted by hand-painted tiles and artisanal finishes. Outside, the villa's beautifully landscaped garden provides complete privacy, complemented by a sun-drenched pool area, shaded lounge spaces, and a roof terrace boasting panoramic views of the sea and La Concha mountain. A private driveway with covered parking, high-quality finishes, and the tranquility of a secure gated community complete this exceptional home.

Located just minutes from Marbella's beaches, the Marbella Club, and Puente Romano, Albinoni 20 offers the perfect balance of refined living, Mediterranean comfort, and an unbeatable location.













