

LAGOS DE SIERRA BLANCA, MARBELLA GOLDEN MILE



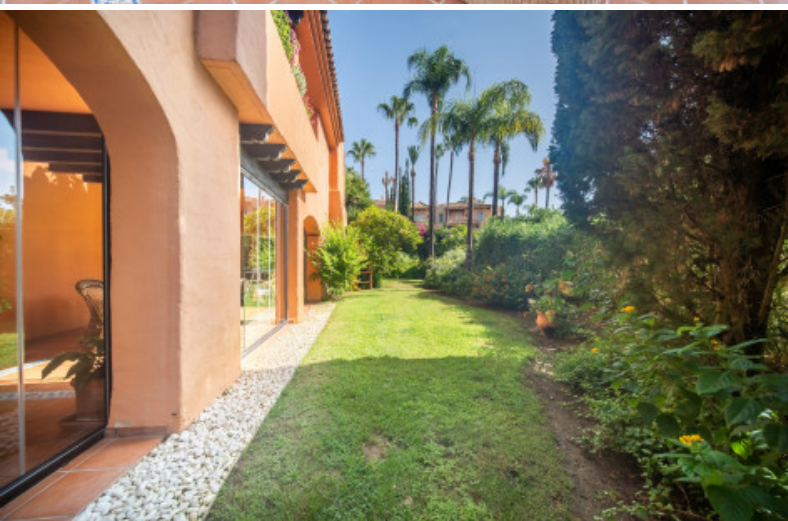
bedrooms **3** bathrooms **3** built _{m2} **264** terrace _{m2} **81**

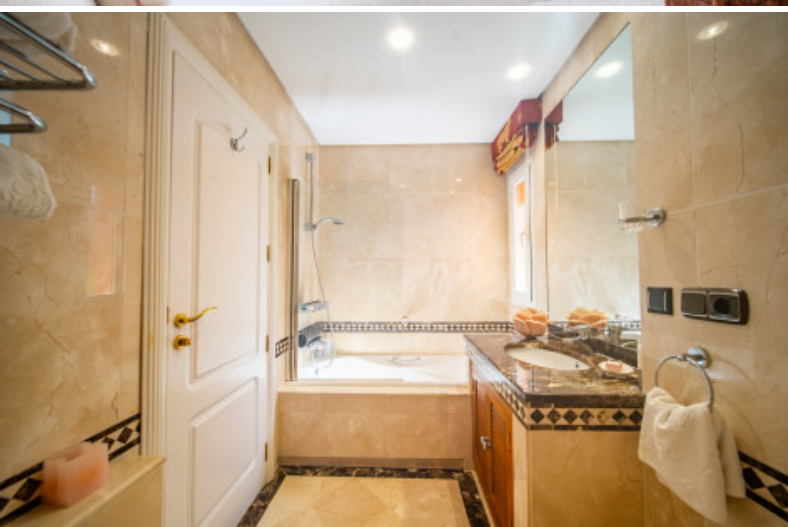
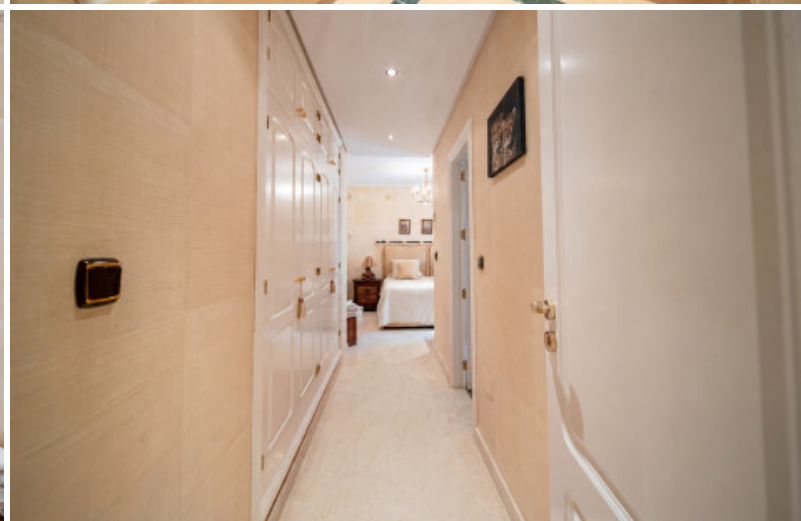
GROUND FLOOR APARTMENT, SIERRA BLANCA, MARBELLA

Ground floor, three-bedroom apartment in Lagos de Sierra Blanca on Marbella's Golden Mile, set within a gated community with the largest private garden. Built in 2002 and presented in its original specification throughout, it offers a rare opportunity to create a fully modern home in one of the Golden Mile's most established addresses. With very little property currently for sale in Lagos de Sierra Blanca, and limited resale stock across Sierra Blanca as a whole, this is a genuine opportunity for anyone looking for a luxury property in one of the most sought after areas of Marbella.

Sierra Blanca is an established gated address on the Golden Mile, patrolled around the clock, with Puerto Banús and Marbella's old town each eight minutes by car, Málaga Airport 37 minutes, and Puente ...

community **688 €** _{month} garbage **232 €** _{year} IBI **2.200 €** _{year} for sale **1.650.000 €**







Lagos de Sierra Blanca, Marbella Golden Mile

Ground Floor Apartment, Sierra Blanca, Marbella

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Sierra Blanca is an established gated address on the Golden Mile, patrolled around the clock, with Puerto Banús and Marbella's old town each eight minutes by car, Málaga Airport 37 minutes, and Puente Romano close by. Lagos de Sierra Blanca is itself gated, with a concierge, communal gardens, an outdoor and indoor pool, and a gym. Swans, the British International School of Marbella and Aloha College are all within a ten-minute drive, and the beaches four minutes away.

A central hallway leads to a guest WC and an independent kitchen, opening onto a large living and dining room. All three bedrooms are en suite, the master on one side of the apartment and the other two on the opposite side. The living area has a fireplace, and the apartment has central air conditioning and underfloor heating throughout. It is presented in its original 2002 specification, with full scope to refurbish to a ...

Reference	732658	Beds	3	Built m²	264
Type	Apartment	Baths	3	Interior m²	183
Location	Lagos de Sierra Blanca, Marbella Golden Mile	En-suite Baths	1	Terrace m²	81
		Guest Toilets	---	Plot m²	---
		Pax	---		
Pool	Communal	Community	688 € / month	Levels	1
Garden	Private	Garbage	232 € / year	Floor	0
Garage	Private	IBI	2.200 € / year	Orientation	South/East
Parking slots	2	Construct Year	2002	EPC	In Progress
		Renovation year	---		

For sale

1.650.000 €

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.

modern standard.

Outside, an oversized terrace with retractable glass curtains adds year-round living and dining space. The largest private garden in the development sits on a corner plot, south-facing, and maintained by the community but for the sole use of this property. Two underground parking spaces and a storeroom complete the property.

For anyone downsizing from a villa, or a family drawn to Sierra Blanca's schools and security, this ground floor apartment offers a scale of garden and terrace with no equivalent currently for sale in Lagos de Sierra Blanca.