



Altos Reales, Marbella Golden Mile  
Altos Reales 2

bedrooms **5**    bathrooms **7**    built  $\frac{m^2}{m^2}$  **711**    terrace  $\frac{m^2}{m^2}$  **480**    plot  $\frac{m^2}{m^2}$  **2.320**



community **1.426 €** month    garbage -- year    ibi -- year    for sale **12.950.000 €**

EPC: A 18,11 kWh/m<sup>2</sup>. A 3,40 KgCO<sub>2</sub>/m<sup>2</sup>. 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.

## Altos Reales, Marbella Golden Mile

### Altos Reales 2

This spectacular villa enjoys a privileged location within the serene gated community of Altos Reales on Marbella's Golden Mile. Sitting on an ample plot with stunning landscaping by Luis Vallejo, this property benefits from a southeastern orientation, meaning that the property is bathed in natural sunlight for the majority of the day. A large private pool and inviting outdoor terraces add allure to the garden, as well as catering to chill-out areas and an exquisite covered alfresco dining area with an outdoor bar.

The property's architecture by Francisco Guillén is synonymous with modern elegance, sporting a white exterior coat, a symmetrical layout and adorned with greenery. Views of La Concha Mountain can be appreciated from the garden. The interiors by Pedro Peña are just as impressive as the exterior, displaying a refined selection of furniture and fittings that marry aesthetics and comfort.

Flattering LED lighting integrated into the ceiling adds a modern touch to the living area, while the neutral colour palette chosen for the interior design exudes peace and relaxation. The dining area with direct access to the terrace and kitchen is the ideal place for family gatherings and enjoying a meal. The property also features a modern Domotic system for added convenience.

The bespoke kitchen exudes elegance and functionality. Stunning deep wooden accents adorn the kitchen island and cupboards, while the soft cream marble countertop adds a soothing touch. With plenty of storage and counter space, it is a modern kitchen that is incredibly functional and a dream kitchen for those who enjoy the art of cooking. A conjoined intimate dining area serves as the ideal everyday spot for all meals.

Sporting a number of elegantly decorated bedrooms and ensuite bathrooms, the master bedroom steals the show. Exquisitely decorated to maximise style and comfort, only the most delectable furniture was selected to ensure the bedroom space feels like a ...

|               |                                    |                |                 |                         |  |
|---------------|------------------------------------|----------------|-----------------|-------------------------|--|
| Reference     | 499778                             | Beds           | 5               | Built m <sup>2</sup>    | 711  |
| Type          | Villa                              | Baths          | 7               | Interior m <sup>2</sup> | 714  |
| Location      | Altos Reales, Marbella Golden Mile | En-suite Baths | 5               | Terrace m <sup>2</sup>  | 480  |
|               |                                    | Guest Toilets  | 2               | Plot m <sup>2</sup>     | 2.320  |
|               |                                    | Pax            | ---             |                         |  |
| Pool          | Private                            | Community      | 1.426 € / month | Levels                  | 4  |
| Garden        | Private                            | Garbage        | ---             | Floor                   | ---  |
| Garage        | ---                                | IBI            | ---             | Orientation             | South/East   |
| Parking slots | 4                                  | Construct Year | 2023            | EPC                     | A 18,11 kWh/m <sup>2</sup><br>A 3,40 KgCO <sub>2</sub> /m <sup>2</sup> |

For sale

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personal sanctuary. The master bathroom is refined and sophisticated, with wooden accents on the bathtub and double vanity, as well as flattering led lighting and plenty of natural light. A bespoke array of amenities can also be found, such as a sophisticated entertainment room, a custom bar, a wine cellar, a gym and a sauna.













