

VILLA LA DIMORA

Detailed Information

Materials and Finishes

- **Flooring:** Premium natural stone floors.
- **Doors:** Elegant solid wood doors.
- **Heating:** Underfloor water heating system throughout the property, except for the solarium.
- **Columns:** Impressive limestone pillars imported from France and Northern Spain.
- **Windows:** Security glazing by the prestigious brand *Schüco*.
- **Wardrobes:** Custom-made wardrobes by the Italian brand *Rimadesio*.
- **Faucets & Fixtures:** High-end German design accessories.
- **Blinds & Curtains:** Fully motorized in all rooms.
- **Smart Home:** Complete home automation system by *Crestron*.
- **Elevator:** Serving all 4 floors, from the basement to the solarium.
- **Shutters:** Electric shutters throughout the house.

Detailed Floor Descriptions

1. Ground Floor

- 2 en-suite bedrooms
- Guest toilet
- Main living room
- Fully equipped kitchen
- Two separate dining areas
- Wine cellar

2. First Floor

- Luxurious master suite featuring two private bathrooms and two independent walk-in closets
- 2 additional bedrooms with fully equipped en-suite bathrooms

3. Lower Level (Basement)

- Private garage with capacity for up to 5 vehicles
- Spacious storage room (6 x 6 m)
- Exclusive spa & wellness area

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- Indoor heated saltwater swimming pool with full bathroom
- Professional fully equipped gym
- Relaxation area with sauna and jacuzzi
- Additional wine cellar for wine conservation
- Guest apartment with en-suite bathroom, fully equipped kitchen, and private living room
- Second guest apartment with en-suite bathrooms
- Independent laundry room
- Two machine rooms and one communications/control room equipped with *Creston* home automation system

4.Solarium

- Outdoor cinema
- Fully equipped outdoor kitchen
- Exclusive chill-out lounge area
- Ambient lighting and integrated sound system
- Panoramic views

5.Outdoor Areas

- One of the **largest private swimming pools in Spain**, heated and equipped with a saltwater system
- Fully equipped outdoor kitchen with island
- Landscaped gardens
- Jacuzzi
- Outdoor lounge and dining areas
- Absolute privacy and tranquility

6.Technology and Amenities

- Full home automation system (*Creston*)
- Motorized blinds & curtains
- High-end elevator
- Underfloor water heating system (entire property except solarium, the parking area and the floor surrounding the indoor pool)
- High-security glazing throughout the property
- Private spa facilities with sauna and 2 jacuzzis
- Outdoor cinema and entertainment areas

Additional Information: Adjacent Plots and Legal Status

- *Important information:

Built: 1,953 m²,

Interior: 1,346 m² + 140 m²=1,486 m (spa area, sauna, jacuzzi – not included in the nota simple as it was built after the LPO),

Terrace: 467 m².

- Adjacent Plots: Two neighboring villas are currently under construction on separate plots, both expected to be completed within 1 to 2 years. One features a classic Andalusian style and is situated on the highest plot, while the other boasts a modern, contemporary design. Both villas will offer open panoramic sea views from the ground floor.

The price for each turnkey property is €23.5 million, currently in the construction phase and sold off-plan. The developer will review the price once the villas are completed and furnished if they have not been sold beforehand.

- Protected Adjacent Plot: The owner of this plot is the current owner of the house at the back. It is **not currently for sale**, as the owner does not want to **take away the views** from their property. However, according to the cadastral reference, it would be **possible to build up to two floors** on this plot.
- LPO (First Occupation License): The following information will not be included in the LPO, the two guest apartments, spa area, sauna and jacuzzi.
- Internal information: The property was constructed in two phases: one part in 2007 and the larger part in 2019 (FYI). However, for all commercial purposes, it is communicated that construction began in 2023 and the property was brought to market in January 2024.

Sunset Villa (Description)

An architecturally unique, south-facing property located in the exclusive gated community of Sierra Blanca on Marbella's prestigious Golden Mile. This brand-new mansion offers exceptional design, panoramic sea and mountain views, 24-hour security, and is just minutes from world-class beaches, golf courses, international schools, fine dining, and the glamour of Puerto Banús. Designed to impress, the villa blends bold contemporary lines with timeless European craftsmanship. Luxurious

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finishes include premium natural stone flooring, imported French limestone columns, custom Rimadesio wardrobes, wood doors, and German-engineered fittings.

Spanning four levels and connected by a high-end elevator, the home features seven bedrooms, including a spectacular master suite with a private terrace and his-and-hers walk-in closets. Expansive living and dining areas, a state-of-the-art kitchen, and two wine cellars make it ideal for both comfort and entertaining. Standout features include a wellness and leisure area with a private spa, including an indoor heated pool, gym, sauna, and jacuzzi. The beautifully landscaped plot also

hosts one of the largest private heated pools in Spain, surrounded by serene lounging areas. The rooftop offers a magnificent entertainment area, complete with an open-air cinema, outdoor kitchen, and sweeping panoramic views. Additional highlights include a full smart home automation system, water-based underfloor heating, security glass, motorized blinds throughout, two independent guest apartments, and a spacious private garage. Set against a stunning mountain backdrop this home exudes a palatial presence, ideal for buyers seeking prestige, grandeur, and architectural drama.