



## GROUND FLOOR APARTMENT 4 BEDROOMS 4.5 BATHROOMS IN THE GOLDEN MILE

 The Golden Mile

REF# R5365438 4.300.000 €

BEDS

4

BATHS

4.5

BUILT

401 m<sup>2</sup>

TERRACE

38 m<sup>2</sup>

Atlas is a duplex ground-floor apartment in Reserva de Sierra Blanca offering four bedrooms, four bathrooms plus a guest cloakroom, arranged over a discreet entertainment level below and a calm main living floor above, with interiors by Pedro Peña, bespoke carpentry by Vaneva, technical installations by Proinsermant, climate systems by Technoclima, and a private terrace with garden and pool outlook, plus two internally accessed parking spaces.

This residence is composed with intent rather than excess. The lower level absorbs activity, a billiards and media lounge, a proper home office, a guest suite, and direct access to the private garage, allowing the principal floor to remain composed and quiet. Upstairs, three en-suite bedrooms, including the master, sit alongside an open kitchen, dining, and living space that opens to the terrace and landscaped grounds. Materials are tactile and enduring: natural marble, timber floors, tailored carpentry, Villeroy & Boch fittings. Technology is integrated rather than displayed: whole-home audio, Technoclima climate control, underfloor heating throughout, and a security concept engineered by Marbejer, supported by perimeter thermal

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imaging and facial recognition from German manufacturer Mobotix. The result is a home that functions with the assurance of a private residence rather than a staged showpiece.

The interior palette is deliberate and unusually confident: deep burgundy, navy, soft blues, and warm natural tones layered through designer furnishings and curated artworks selected as part of Pedro Peña's scheme. Nothing feels transient. Storage is properly considered, circulation is logical, and the proportions favour daily living over spectacle. Even the transition from garage to home is seamless: arrive, close the door, and the outside world recedes without ceremony. It raises a quiet question: should a luxury home impress visitors, or simply make its owners not want to leave?

Reserva de Sierra Blanca provides seclusion without remoteness. Elevated above the coastline, it offers a controlled, residential atmosphere a few minutes from the Golden Mile, Puerto Banús, and the beaches. International schools, the Marbella International University Centre, and essential services are all within a short drive, while Nagüeles Natural Park lies close enough for regular walks. The development itself is meticulously maintained, with expansive gardens, a 30-metre pool, a fully equipped gym, and security that is both comprehensive and discreet. Life here is quiet by default, social only when required.

For a buyer seeking a substantial home in a guarded enclave, somewhere equally suited to permanent residence or extended stays, Atlas delivers privacy, proximity, and technical quality in equal measure, shaped by recognised specialists at every stage of its creation.



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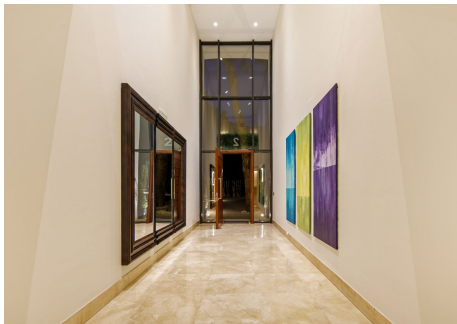
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