

# VILLA SUNRISE



A HIGH-QUALITY FAMILY HOME IN THE  
EXCLUSIVE AND GATED SIERRA BLANCA  
COMMUNITY ABOVE MARBELLA'S  
GOLDEN MILE.

This classically styled property enjoys views of the Mediterranean Sea  
from a generous south facing plot of over 2.000 m<sup>2</sup>.





The home resides in beautifully kept tropical gardens, with a gazebo and lagoon style swimming pool.



**Beds:** 6 | **Baths:** 7+1 | **Plot:** 2.084 m<sup>2</sup> | **Built:** 1.046 m<sup>2</sup> | **Terraces:** 206 m<sup>2</sup> | **Pool:** Private | **Garage:** 6 cars | **Orientation:** S













## LARGE LIVING AREA

Villa Sunrise is built across three floors, featuring a large living area with an open fireplace, a dining room and a fully-fitted kitchen with breakfast bar.









Enjoy comfortable surroundings with underfloor heating and air conditioning throughout.













## MASTER ROOM

On the first floor, there are four en suite bedrooms with an open terrace to soak in the sea views. The master suite has plenty of built in storage and an en suite bathroom.





























## STATE-OF-THE-ART

The basement is fully equipped for any family, featuring a large gym, games room and sauna, with parking for several cars.





















## A PERFECT HOME IN A PRIME LOCATION

Marbella's famous Golden Mile is the area between Puerto Banus and Marbella town, a distance of 6.4 kilometers, which is home to some of Marbella's most extravagant properties, including the palace of the late King Fahd of Saudi Arabia.



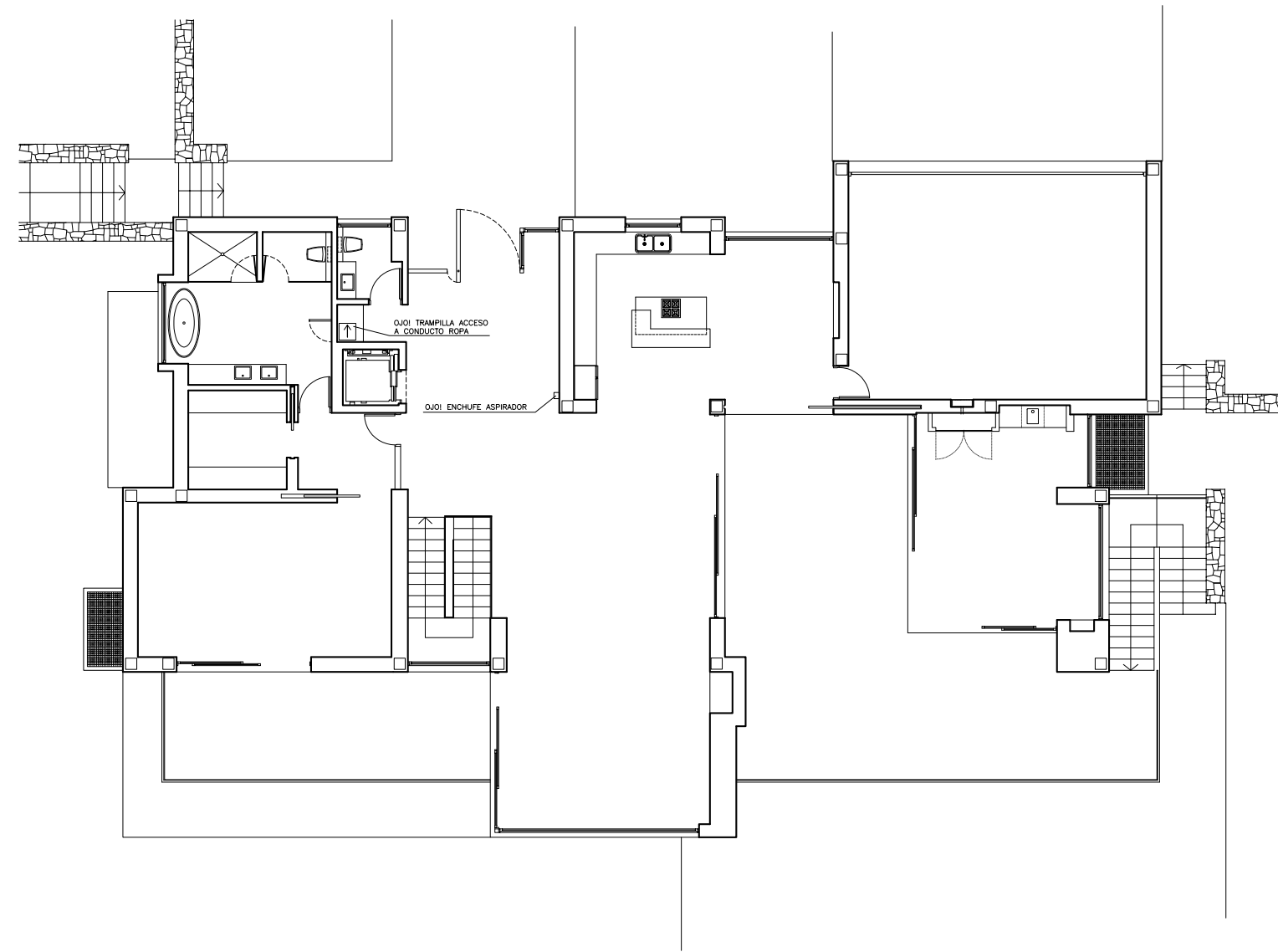




The Golden Mile is also home to several of Marbella's finest hotels, like the Marbella Club, Melia Don Pepe and the Puente Romano Hotel.

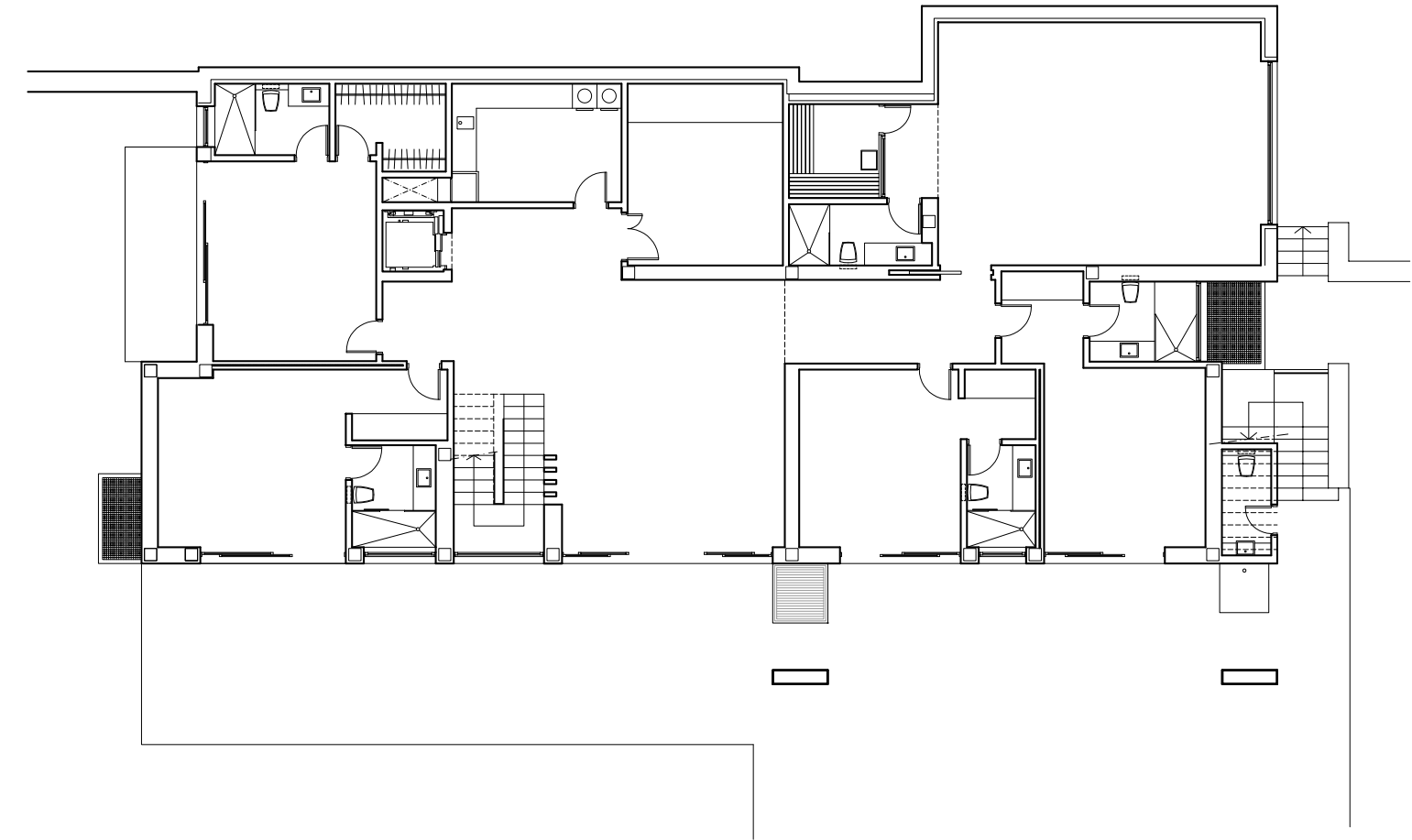


## Ground



**Beds:** 6 | **Baths:** 7+1 | **Plot:** 2.084 m<sup>2</sup> | **Built:** 1.046 m<sup>2</sup> | **Terraces:** 206 m<sup>2</sup> | **Pool:** Private | **Garage:** 6 cars | **Orientation:** S

## First

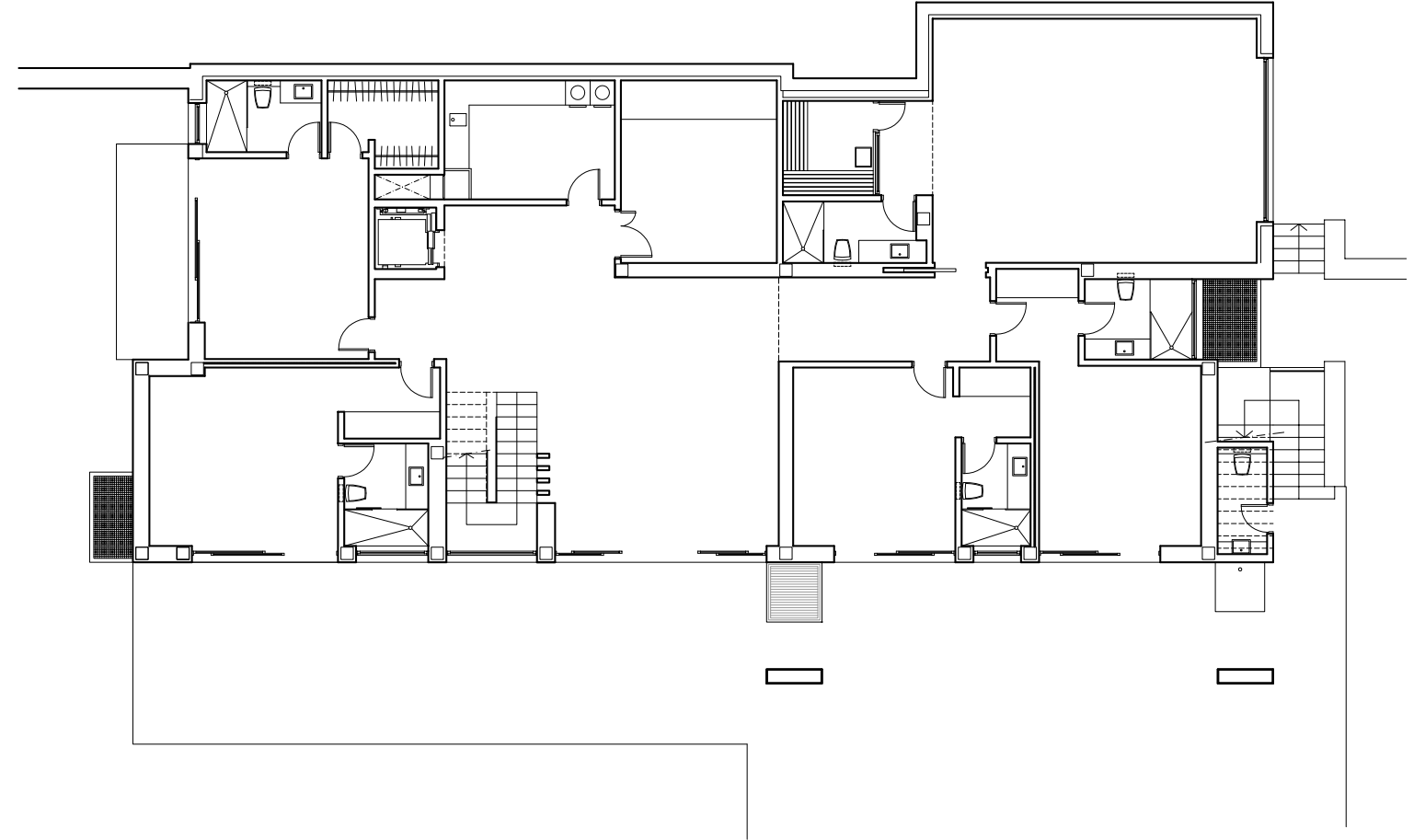


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## Basement



**Beds:** 6 | **Baths:** 7+1 | **Plot:** 2.084 m<sup>2</sup> | **Built:** 1.046 m<sup>2</sup> | **Terraces:** 206 m<sup>2</sup> | **Pool:** Private | **Garage:** 6 cars | **Orientation:** S



## Quality Specifications

### FLOORING MAIN HOUSE

- Ground floor and upper floor in dark oak chevron 45 degrees layout made in Italy through Itlas. Skirting board in waterproof MDF, painted in white.
- Staircases in natural stone.
- Main entrance in natural stone.
- Guest toilet in natural stone.
- Gym in wood laminate.
- Spa area floor in high quality imported ceramic.
- Basement floor in high quality imported ceramic.

### OUTSIDE AREAS

- High quality imported ceramic, model Roxstones Silver Gray Soft, staggered layout in combination with multi-format layout.
- Steppingstones and pool-boarder in natural stone.
- Driveways in stamped concrete.
- Main entrance in natural stone.
- Large pool, salt chlorination system and underwater LED lighting and preinstallation for heating.

### TILING & COATINGS

- Basement in high quality imported ceramic.
- Basement wood paneling walls in grooved oak panel.
- Plaster ceilings forming false ceilings at different levels, to hide the air conducts, the vents, and the required piping and electricity. Finished with 3 coats of high-quality white plastic paint. Plastered outside surfaces with cement mortar, finished with 3 coats of high quality white plastic paint.
- All windows with ledges in limestone, exterior and interior.

### OUTSIDE & INSIDE CARPENTRY

- Carpentry from Roman Windows and doors lacquered in dark brown color on exterior side and white on interior side.
- Shutters on all bedroom windows and doors on the second floor.
- Interior doors lacquered in white color with hidden hinges.
- Custom made closets and wardrobes.

### BATHROOMS & TOILETS

- The house has seven bathrooms and one toilet.

- Custom made bathroom furniture in oak wood.
- Washbasins and bathtub in master bathroom from Duravit, model Luv.
- Wall hung toilets from Villeroy & Boch.
- Taps and showers from Icónico, finish brushed stainless steel.
- All showers with glass doors.

### MAIN KITCHEN AND CHEFS KITCHEN

- Custom made main kitchen from Danespan, with uniquely designed white fronts, glass cupboards with LED light and worktop in natural stone, equipped with Miele appliances:
  - Two Integrated combi fridges with PerfectFresh Pro, E, 2 temp. zones, DynaCool.
  - Steel framed Induction hob with integrated extractor.
  - Dishwasher.
  - Multifunction oven.
  - Vapor oven.
  - Microwave.
  - Warm drawers.
  - Large stainless-steel sinks with waste disposer.
  - Drinkable water in main tap, GroheBlueHome.
- Bespoke chefs kitchen from Danespan with uniquely designed white fronts and walnut veneer interiors and worktop in Natural Stone, equipped with Miele appliances:
  - Two Integrated small fridges under worktop.
  - Integrated 3 drawers freezer under worktop.
  - Dishwasher.
  - Integrated compact oven with microwave.
  - Induction hob with cooking/roasting zone.

### WINE CELLAR & LAUNDRY EQUIPMENT

- Two custom made laundries equipped with Miele washing machine, heat pump dryer and large sink.
- Custom-built wine cellars with independent cooling system.

### SPA AREA

- Heated indoor pool in white mosaic, underwater LED lighting with a water feature.
- Custom built sauna in dark wood.
- Fully equipped gym.

### OUTSIDE AREAS & GARAGES

- The outside area can hold 4 parking spaces, 2 of them are located on the ground floor in front of the main

entrance and the other 2 are located outside the garage on basement level.

- The garage can hold 2 cars.
- Wall lights, garden spotlights and spotlights on all terraces.
- Entrance doors made in steel, painted in black.
- Garage door is fully automatic and has preinstallation made for EV charging station.
- Entrance doors and garage door can be opened through home automation system.
- Custom built outdoor barbeque from Hålsing Kitchen.

### ELECTRICITY, LIGHTING, SOUND, SECURITY & HOME AUTOMATION

- Modern lighting equipment and electricity mechanisms, LED strips, dimmable lights, direct and indirect lights.
- High end sockets and switches from Modelec in stainless steel.
- Control4 smart home automation system, with the possibility of controlling music, lighting, blinds, air conditioning and underfloor heating.
- Possibility to remotely control the house from any part of the world with internet connection. Protected with password.
- High-end sound and speakers on all floors, terraces and garden.
- Security system and fire detectors through Paradox with 24/7 guard response. All windows and doors have integrated magnetic contacts in the carpentry connected with a fixed cable.
- Surveillance cameras connected to security company 24/7.
- Access points and fiber optic-based internet in all rooms and exterior areas.

### AIR CONDITIONING, PLUMBING & VENTILATION INSTALLATION

- Air condition, heat boiler and underfloor heating by DAIKIN, market leader in climate control technology. System controlled by a heat pump with the best values of seasonal energy efficiency.
- Additional electric boiler in case of need.
- Forced ventilation and air renovation throughout the house.
- New high-end plumbing installation protected by anti-condensation shells and insulating shells throughout the house.
- New high-end electric installation throughout the house.

