

OPEN HOUSE

EXCLUSIVE TO ESTATE AGENTS

PRICE

1.695.000 €



TUESDAY

4th August

Sky Villa

M A R B E L L A



VIEWING HOURS

11am to 2pm

CONTACT OLIVIA-GRACE AT +27 72 614 1123 (WHATSAPP MESSAGES ONLY)

OR EMAIL US AT marbella@residency-international.com



Countryside Lifestyle & Probably one of the best views in Marbella

This unique property sits directly across from Palo Alto and offers spectacular sea and mountain views across a 1,400 m² plot, with over 441 m² of cleverly designed living space.

Located in a private and secure community of just 7 properties, Sky Villa offers a rare balance: total tranquility and nature, with Marbella town just 10 minutes away.

Although it's a semi-detached property, it feels like a stand-alone villa — bordered by a natural stone mountain wall, with the Mediterranean stretching out in front.



Spectacular
panoramic
views



Sorrounded
by nature



10 min. away
from Marbella
Town



Private
pool



Gym



Cinema
Room



Steam
Room + Sauna

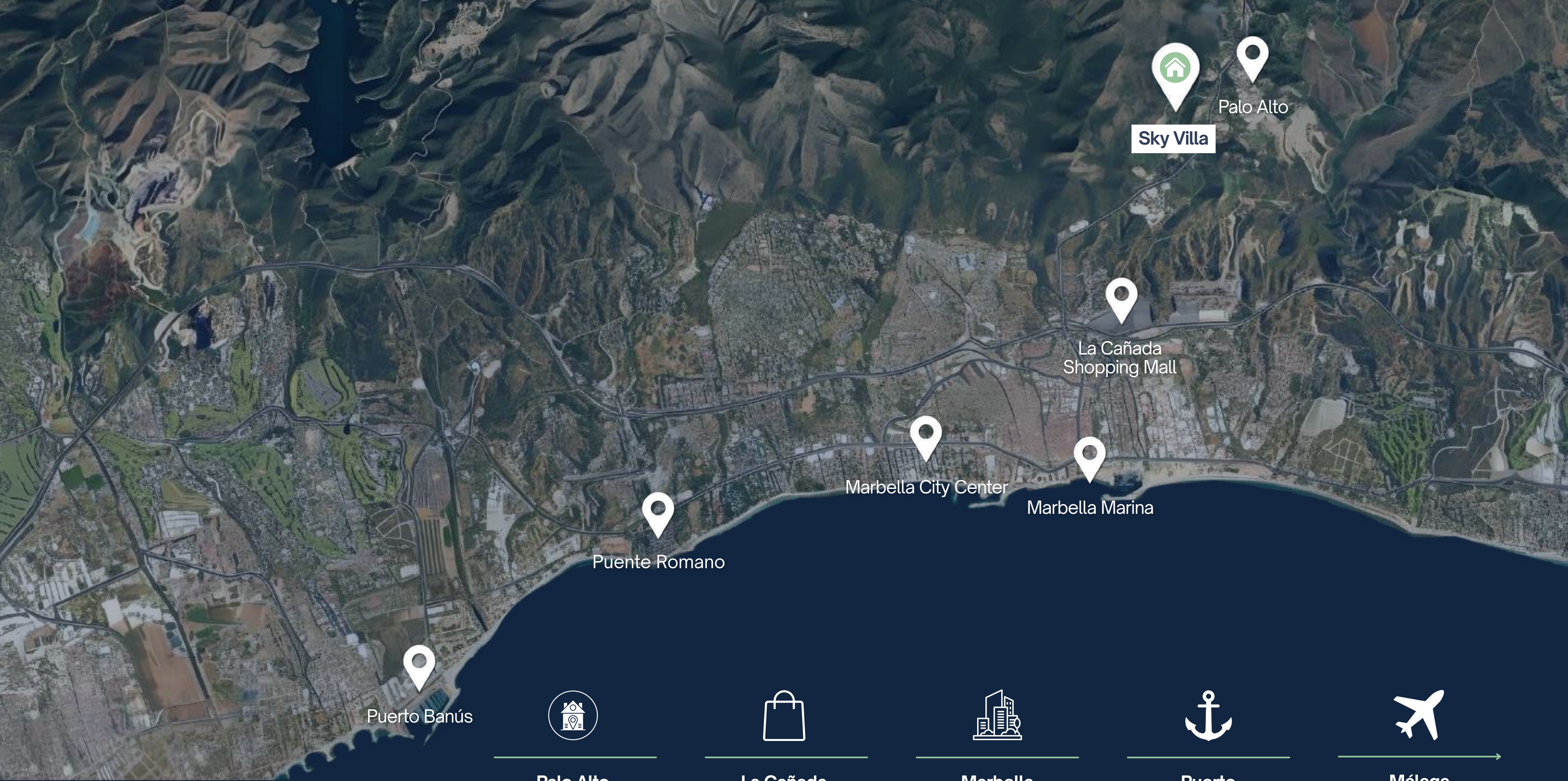


Separate
Guest
Apartment



Approved
touristic license
included





Puerto Banús



Palo Alto
(3 min. away)



La Cañada Shopping Mall
(6 min. away)



Marbella City Center
(9 min. away)

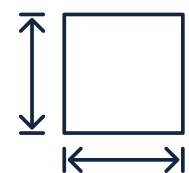


Puerto Banús
(12 min. away)



Málaga International Airport
(37 min. away)

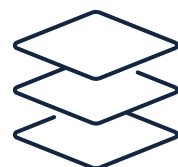
A semi-detached Villa



Total Land Area:
1,429 m²



Property:
441 m²



3
floors



4
bathrooms



5
bedrooms



Separate Guest
Apartment:



The Measurements



MAIN HOUSE

- **Ground Floor:** 132 m²
- **First Floor:** 66 m²
- **Basement:** 126 m²
- **Attic:** 40 m²

Subtotal: 364 m²



TERRACES

- **Terrace** (Ground Floor): 17 m²
- **Balconies** (First Floor): 35 m²

Subtotal: 52 m²



SEPARATE GUEST APARTMENT

- **Main Apartment:** 77 m²

Subtotal: 77 m²

TOTALS:

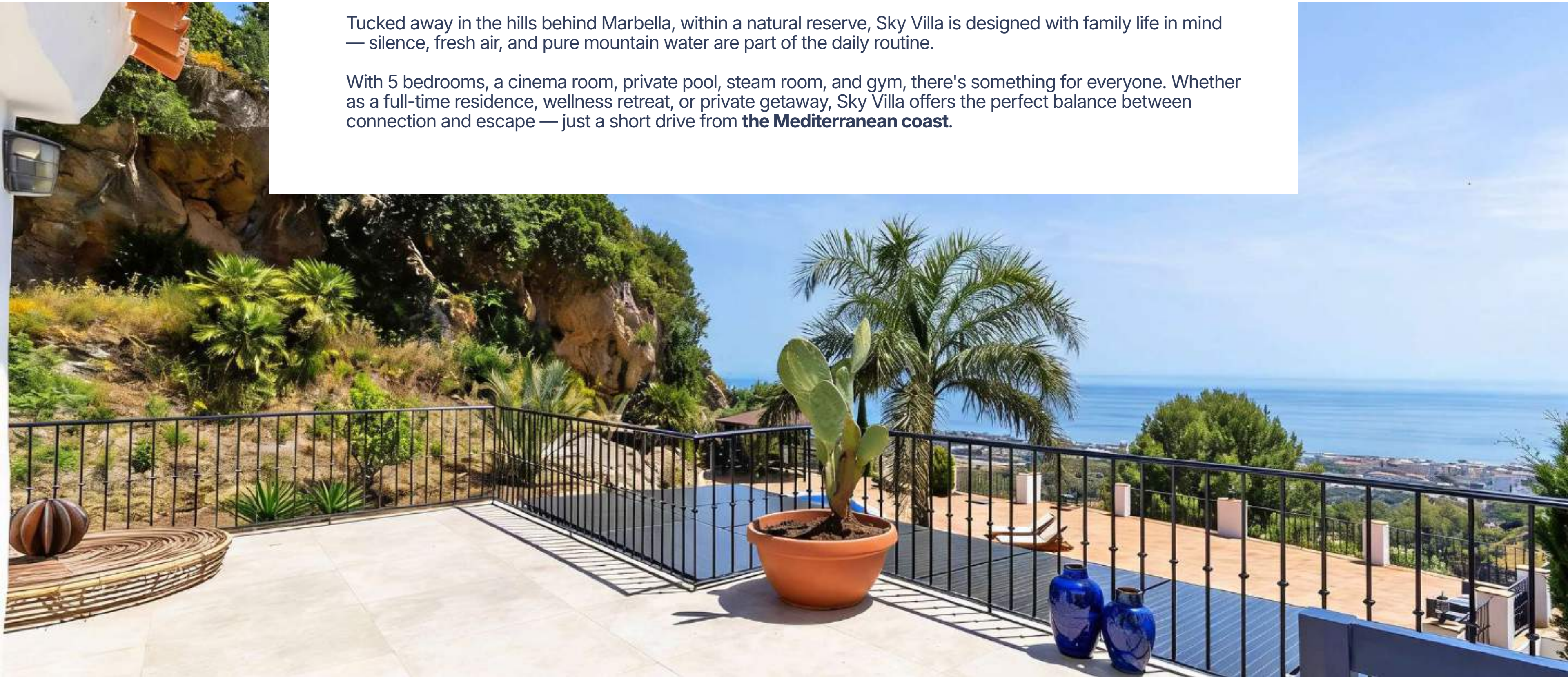
Main House + Separate Guest Apartment = **441 m²**

Main House + Terraces + Separate Guest Apartment = **493 m²**

Above The Noise

Tucked away in the hills behind Marbella, within a natural reserve, Sky Villa is designed with family life in mind — silence, fresh air, and pure mountain water are part of the daily routine.

With 5 bedrooms, a cinema room, private pool, steam room, and gym, there's something for everyone. Whether as a full-time residence, wellness retreat, or private getaway, Sky Villa offers the perfect balance between connection and escape — just a short drive from **the Mediterranean coast**.

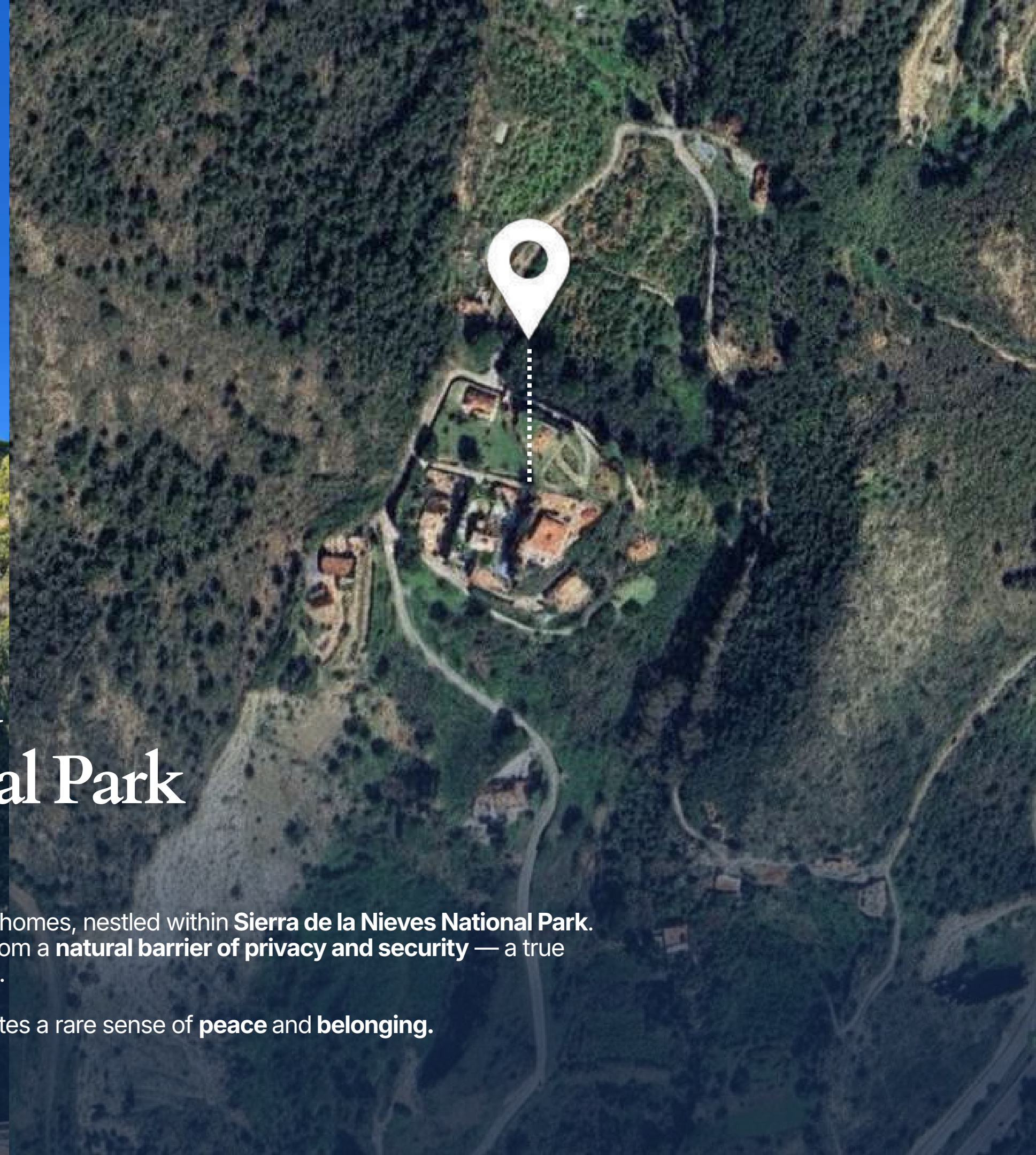




A Hidden Sanctuary in a Protected Natural Park

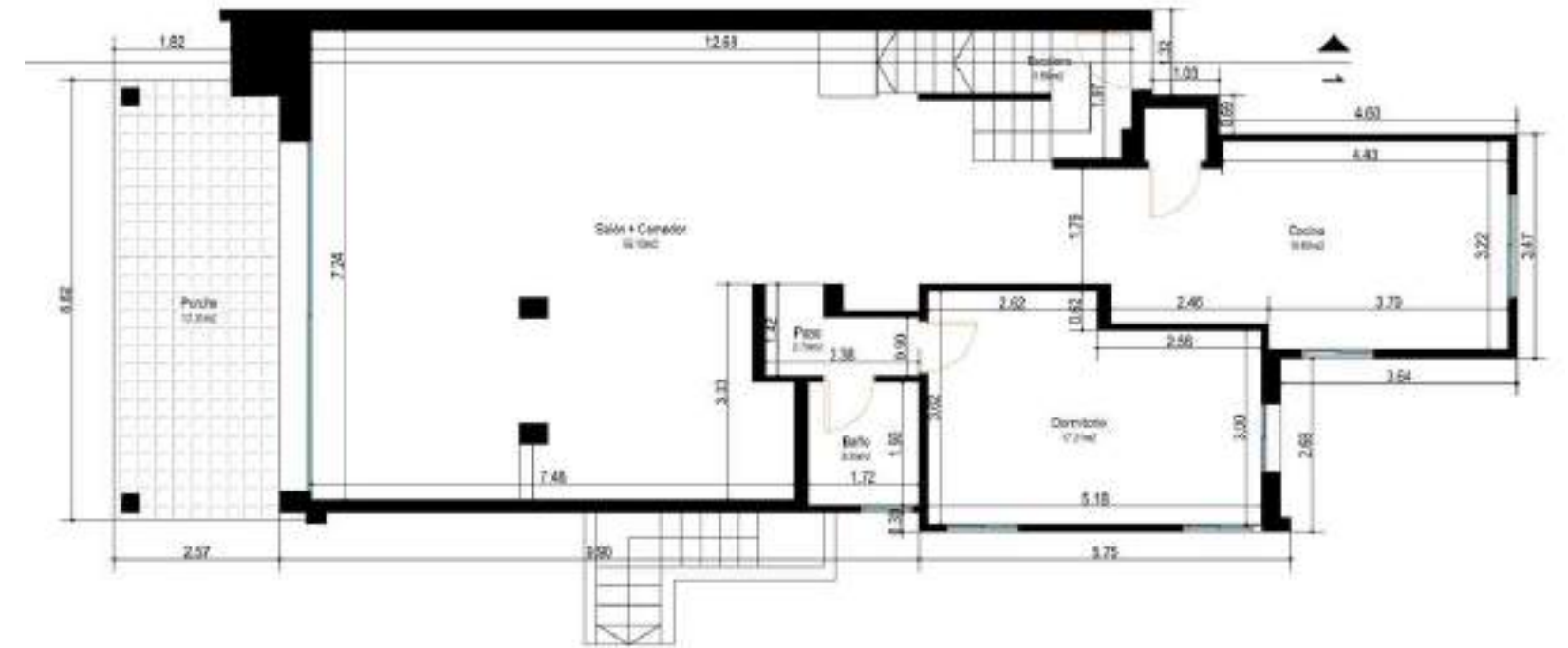
The property is part of an exclusive enclave of just 7 homes, nestled within **Sierra de la Nieves National Park**. With a single access road, the community benefits from a **natural barrier of privacy and security** — a true retreat where every car entering or leaving is noticed.

This exclusivity not only ensures safety but also creates a rare sense of **peace** and **belonging**.





← Mediterranean Sea



Ground Floor

Built Area (Main House + Attic + Terrace): 190 m²



Kitchen Area



Kitchen Area







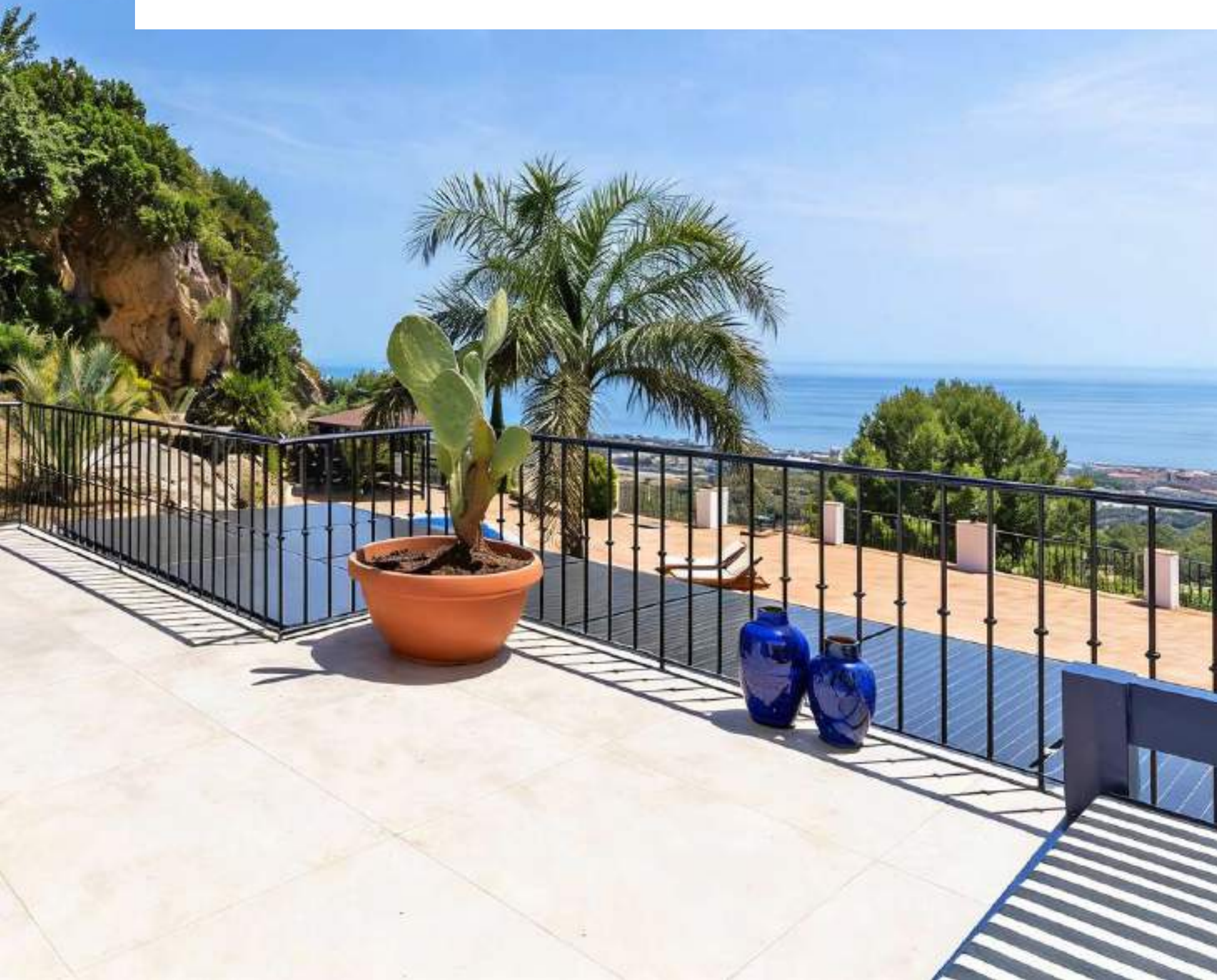
Living Room



Bedroom 1

First Floor

Built Area (Main House + Balconies): 100 m²

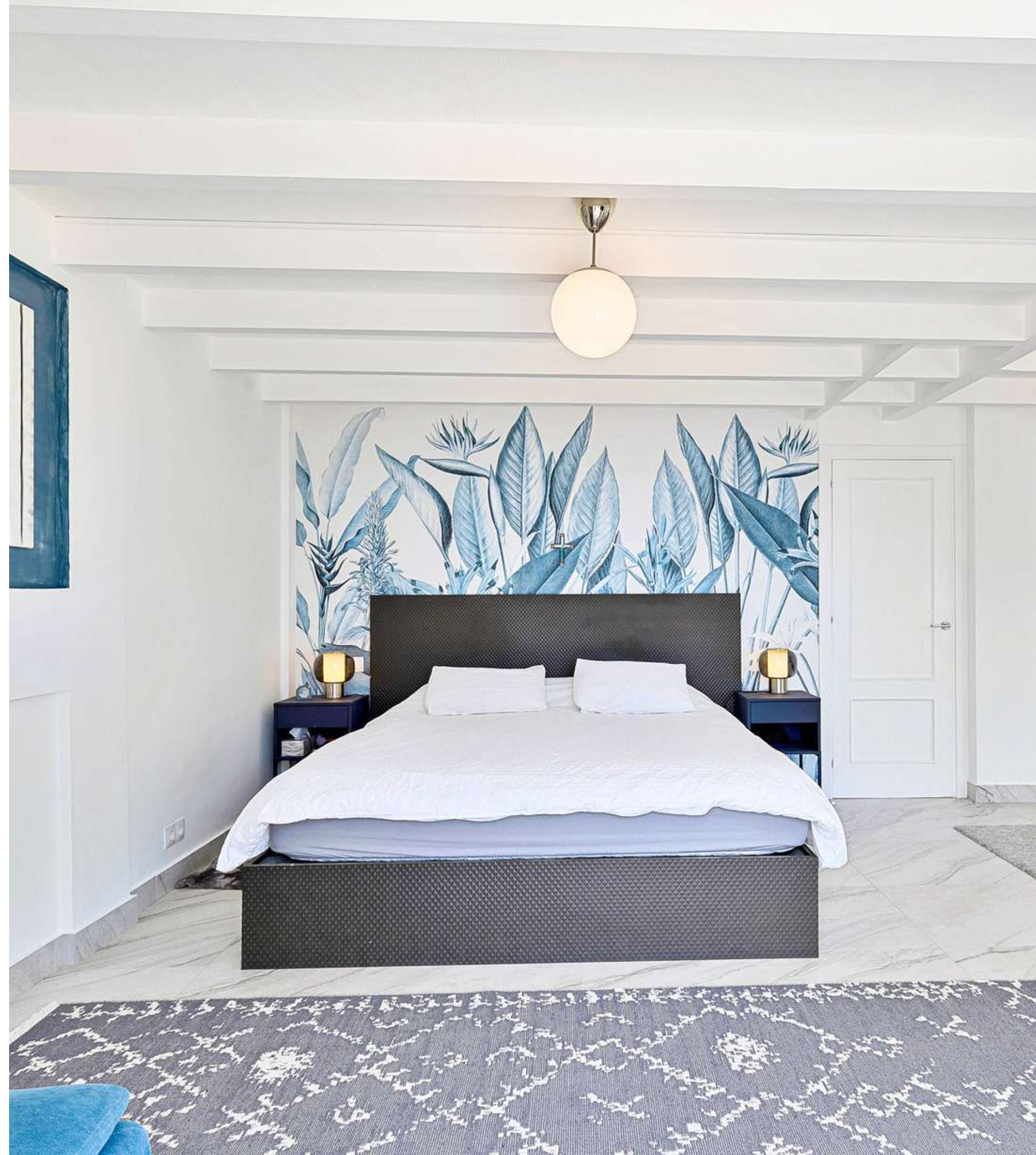


← Mediterranean Sea





Bedroom 2



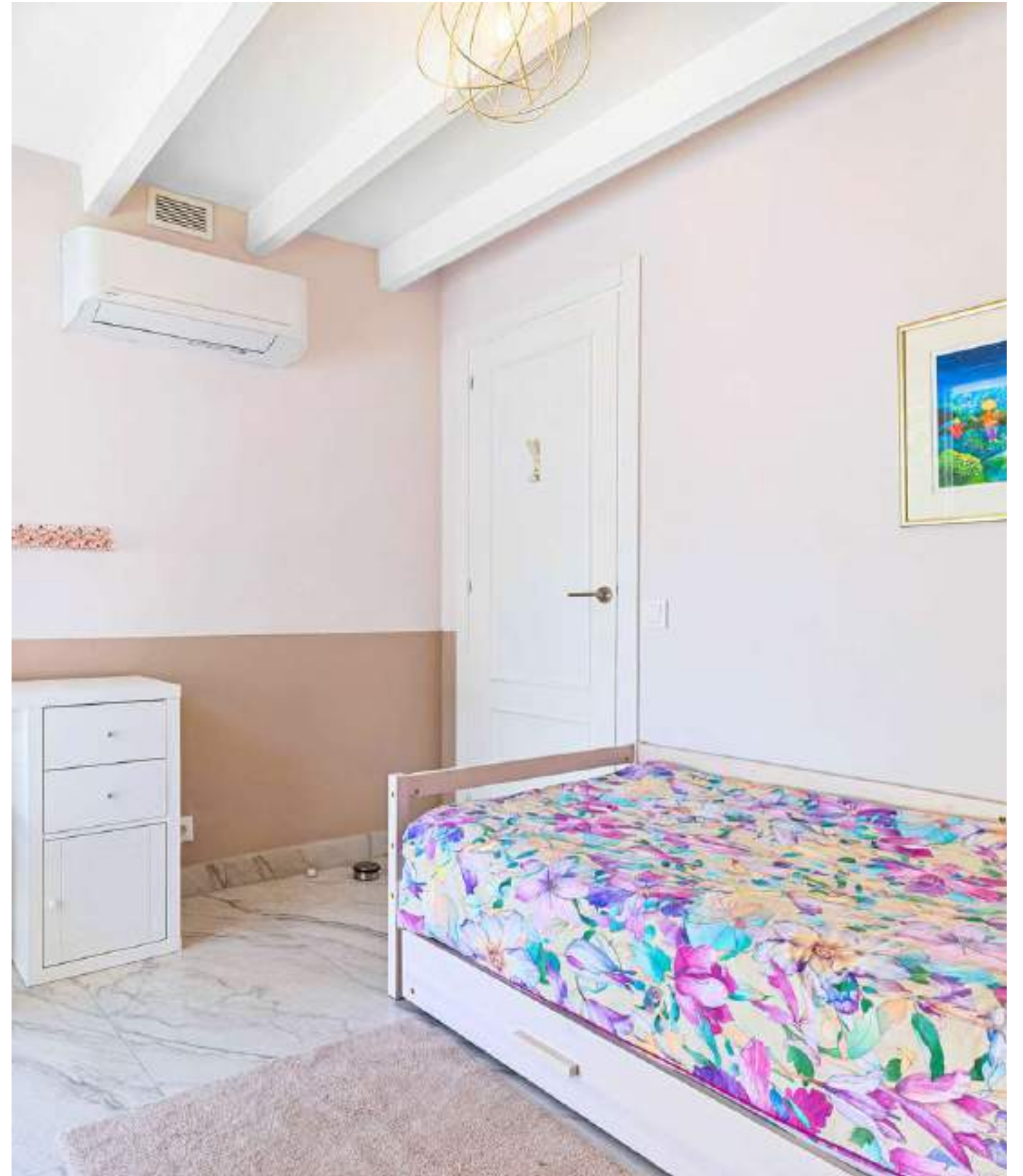
Probably one of the best views in Marbella

Let your mornings begin with the horizon as your only boundary.
A place where every sunrise connects two continents —
a home that's more than architecture; it's a state of mind.





Bedrooms 3 & 4





Bathroom 1/3



Bathroom 2/3





Basement

Built Area: 126 m²

← Mediterranean Sea







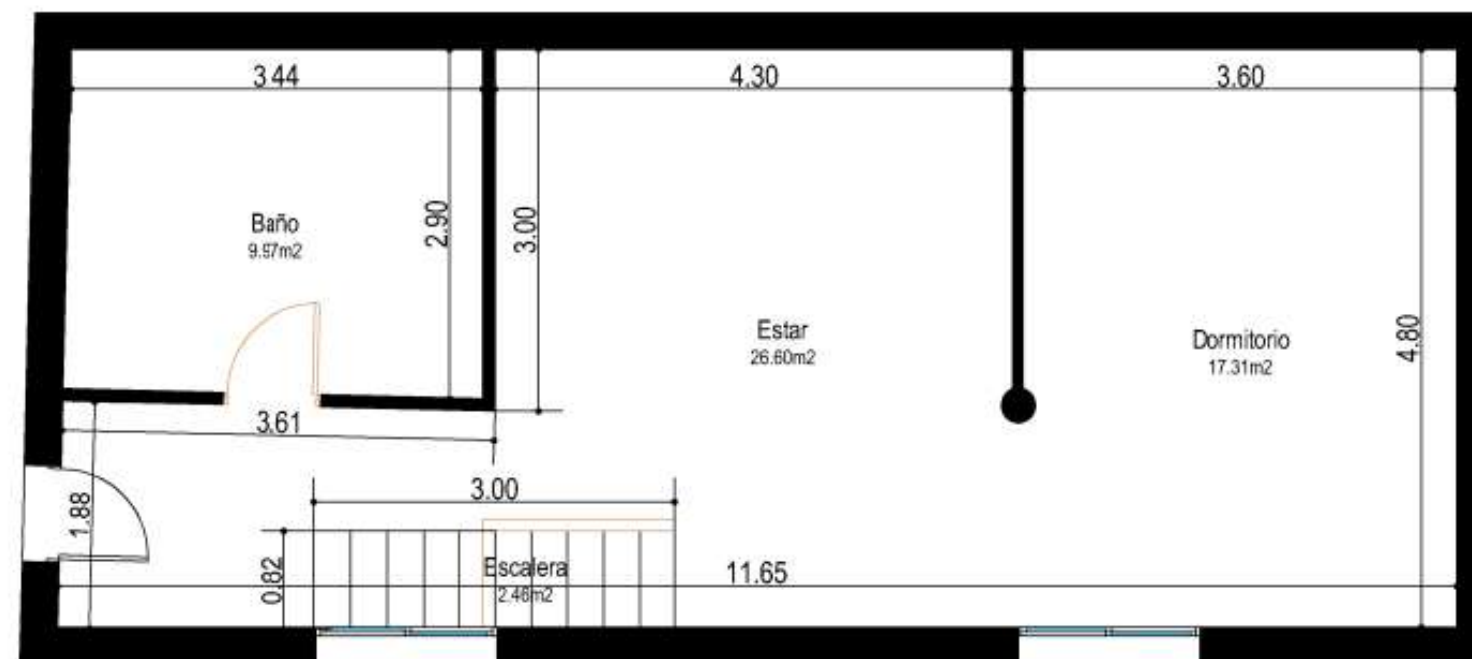
VILLA
VIETGIA
AT BANGKOK

Guest Apartment

77 m²



← Mediterranean
Sea





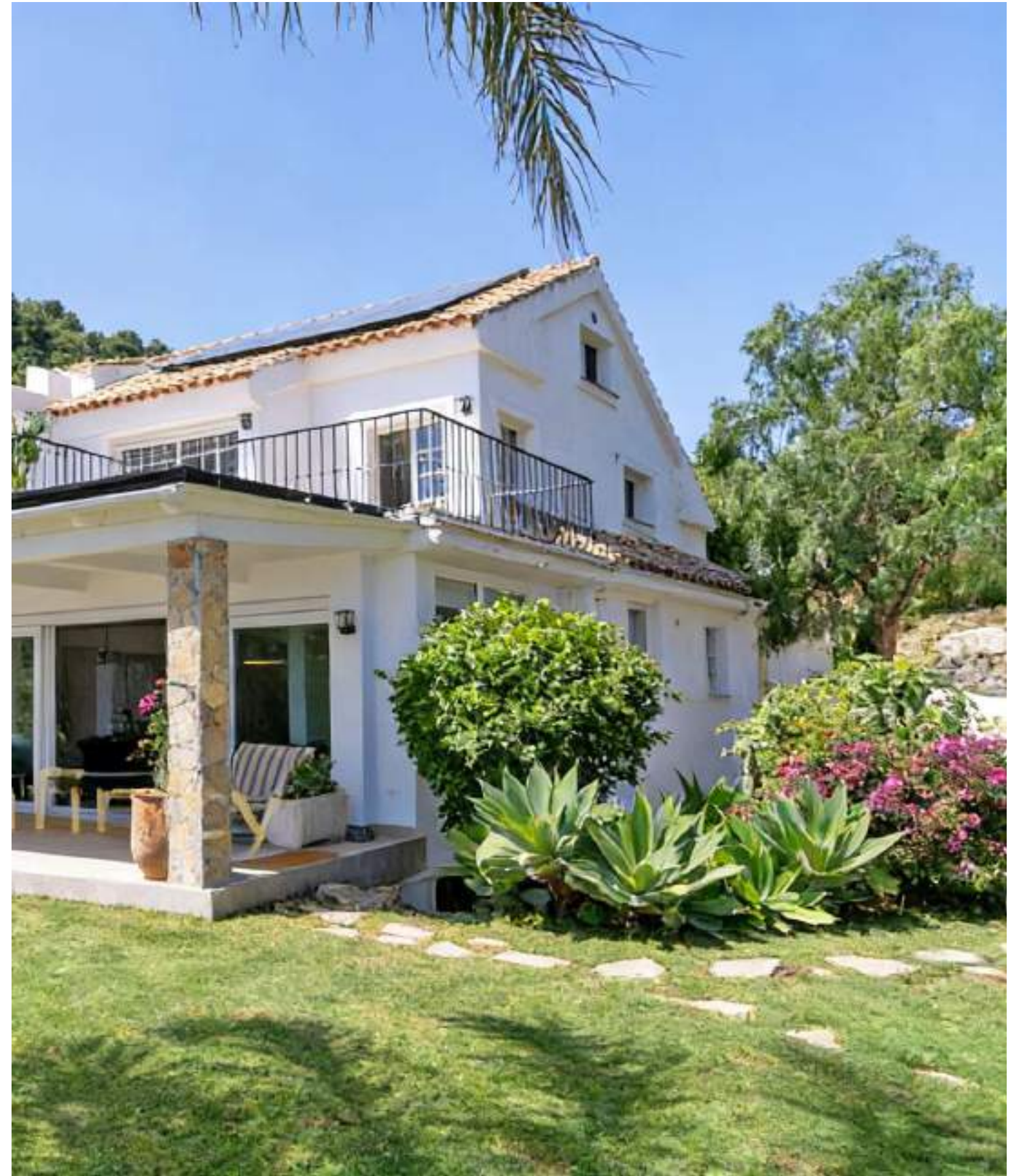








Exterior





Backyard



BBQ Area



Perfect for anyone looking for peace,
uniqueness, tranquillity, spectacular views, and
countryside living within 10 min. from everywhere.