

ATLAS

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— SIERRA BLANCA —


MATTERHORN
ESTATES



Beds: 4 | Baths: 4+1 | Built: 401,52m² | Terrace: 38m² | Parking: 2 | Orientation: S

— **ATLAS | A Refined Masterpiece** —

Atlas is a four-bedroom duplex ground-floor residence within Reserva de Sierra Blanca, positioned on Avenida Buchinger at the entrance to Sierra Blanca, one of Marbella's most established residential enclaves.

Arranged over two levels, the property offers 401 m² built area and a 38 m² south-facing terrace overlooking landscaped gardens and pool. Four bathrooms and a guest cloakroom support the layout, while two internally accessed parking spaces ensure discretion on arrival.

Set within a development of just fifteen residences, the environment is low density, controlled and residential in character. Over 5,000 m² of maintained communal gardens and a 30-metre swimming pool reinforce the sense of order and permanence.

Minutes from the Golden Mile, Puerto Banús and the coastline, the location provides privacy without isolation.

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— *Composition & Craft* —

The structure of Atlas is deliberate. The principal floor above is calm and light-filled, while the lower level absorbs leisure and work, allowing daily living to remain composed.

Interiors by Pedro Peña introduce a confident palette of burgundy, navy and muted tones layered through curated furnishings and artwork. Bespoke carpentry by Vaneva integrates storage seamlessly into the architecture.

Natural marble flooring, timber finishes and Villeroy & Boch fittings establish material continuity throughout. Nothing feels applied for effect. Everything is resolved for longevity.

Technology is integrated rather than displayed: underfloor heating throughout, climate systems by Technoclima, and technical installations by Proinsermant ensure performance matches aesthetics.









— *Primary Living* —

The main floor is organised around an open-plan kitchen, dining and sitting area that extends directly onto the south-facing terrace. Circulation is intuitive. Proportions are balanced. Three en-suite bedrooms occupy this level, including the master suite. Their positioning allows privacy without isolation from the living spaces.

Below, the secondary floor contains a billiards and media lounge, a fully functional home office and a guest suite, together with direct access to the private garage. Activity is contained where appropriate; quiet remains undisturbed above.

Security is engineered comprehensively by Marbejer, reinforced with perimeter thermal imaging and facial recognition technology by Mobotix. The reassurance is present, but understated.





— *Private Quarters* —

Bedrooms are scaled for comfort rather than display. Built-in storage is properly considered. Light is filtered through generous openings without compromising privacy.

Bathrooms continue the material language of the residence, combining marble surfaces with precise joinery and clean-lined fittings. The result is consistent and measured. Movement between levels is fluid. Arrival from the garage is direct and internal, allowing the transition from exterior to interior to remain controlled and private.

This is a residence that functions quietly, without excess.

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— *The Location* —

Reserva de Sierra Blanca is a gated residential complex defined by scale and discretion. With only fifteen residences, it maintains a genuinely private atmosphere.

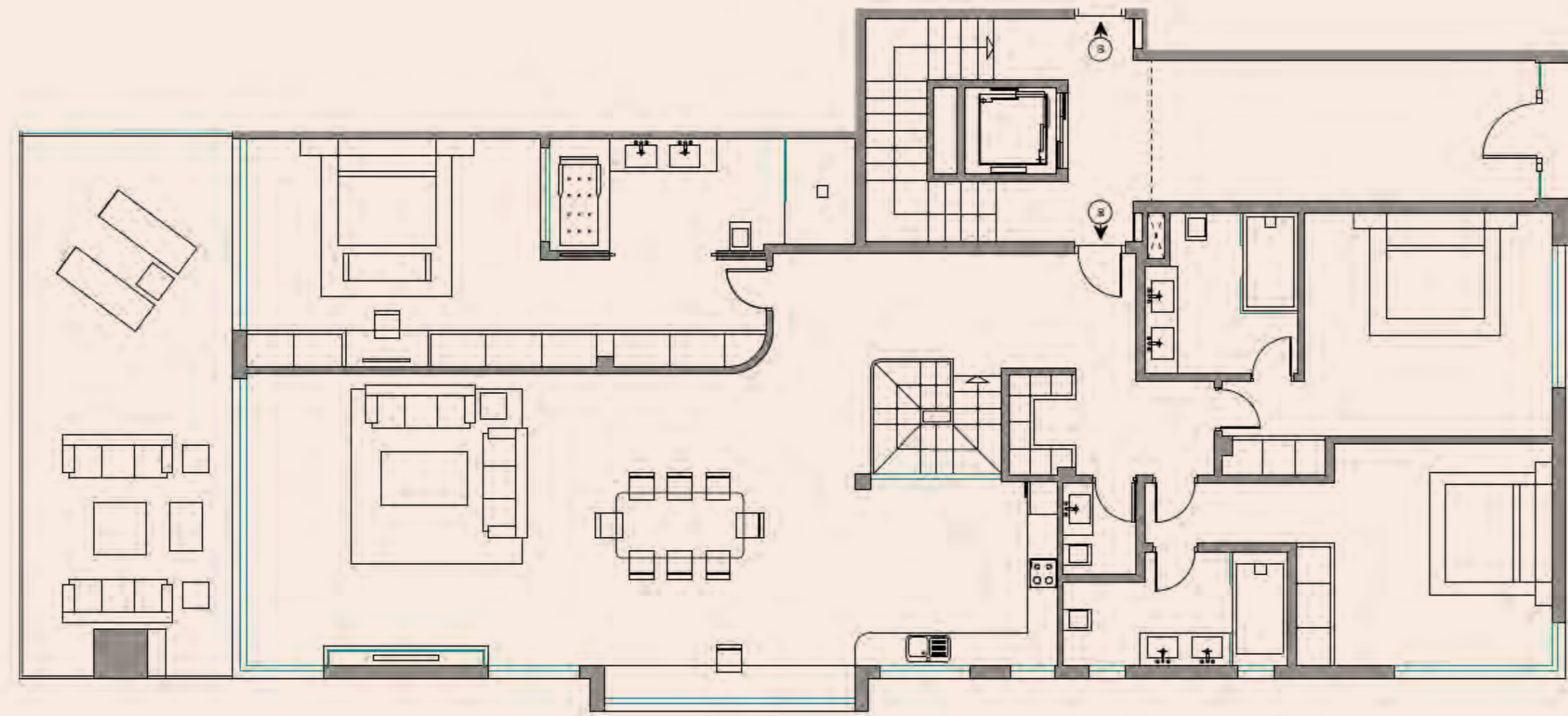
Residents benefit from extensive landscaped gardens exceeding 5,000 m², a 30-metre swimming pool and a fully equipped gym. Maintenance standards are high, and security remains both visible and unobtrusive.

Situated minutes from Marbella's Golden Mile, Puerto Banús and established beaches, the address balances accessibility with elevation. International schools, essential services and natural parkland are within immediate reach.

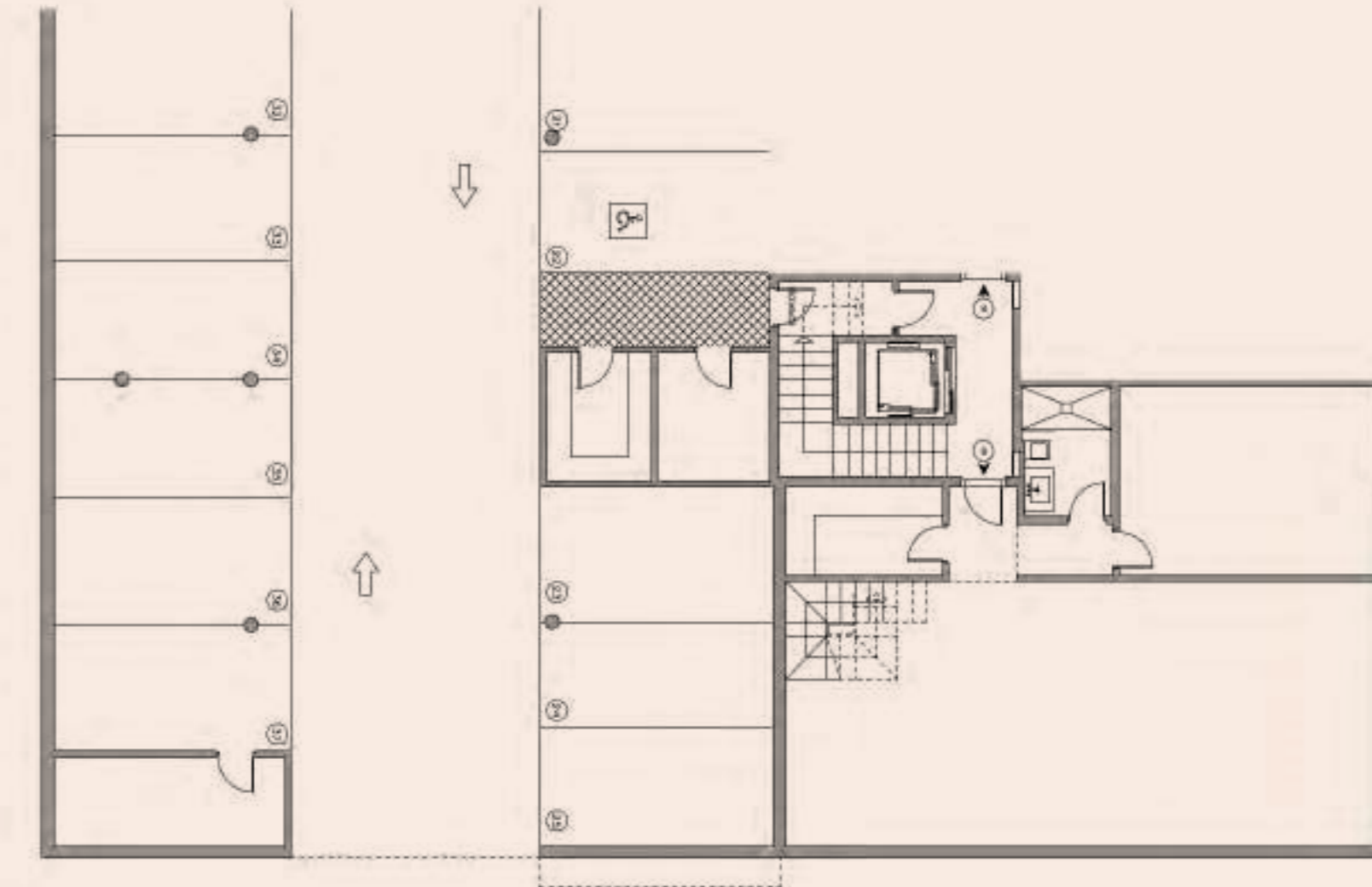
The result is a setting that is quiet by default, social only when required.



GROUND LEVEL



LOWER LEVEL



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