## Sales - Apartment - Santa Clara

# 719.000€











**Ref.-ID: MIBGR5460124** **Santa Clara** **Apartment**

**Community: 3,396 EUR / year** **IBI: 2,117 EUR / year** **Rubbish: 180 EUR / year** **3** **2.5** **142 m2**

DUPLEX FOR FULL RENOVATION IN SANTA CLARA GOLF WITH PANORAMIC SEA VIEWS Magnificent opportunity to acquire a spacious 3-bedroom duplex located in the exclusive Santa Clara Golf development in Marbella. South-facing and enjoying impressive panoramic views of the sea and mountains, this property offers exceptional potential to become a unique and highly personalised home in one of the most prestigious areas of the Costa del Sol. Distributed over two floors, the property requires complete renovation, allowing the new owner to redesign and adapt every space according to their own taste and requirements, creating a modern, bright and fully customised residence. The main floor currently comprises a spacious living and dining area with access to a pleasant terrace, together with the kitchen area and a guest toilet. The existing layout offers numerous possibilities for renovation and could be transformed into a spectacular open-plan living space, making the most of the natural light and magnificent views. The upper floor features three spacious bedrooms, including a master bedroom with en-suite bathroom, as well as a second full bathroom. From this level, there is access to an impressive 50 m² terrace, an exceptional private outdoor space where you can enjoy the sunshine, Mediterranean views and the surrounding mountains of Marbella. The property includes one covered parking space and one uncovered parking space, and forms part of a gated community with security and excellent communal facilities, within the prestigious Santa Clara Golf environment. One of the property's greatest attractions is the possibility of acquiring the neighbouring property as well, which has the same built area and a similar layout. Combining both properties would allow the creation of a spectacular residence of more than 300 m² built, offering an extraordinary opportunity for those looking for a large-scale, fully customised home with exceptional potential. The location is unbeatable, just a few minutes from Marbella's beaches, renowned golf courses, restaurants and all essential amenities, while also being within easy reach of Marbella town centre. An exceptional opportunity for investors, families or buyers looking for a complete renovation project and the possibility of creating a truly remarkable home, with bespoke interiors, generous terraces and panoramic sea views in Santa Clara Golf.

**Setting**
- ✔ Close To Golf
- ✔ Close To Schools
- ✔ Urbanisation

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Fair Condition
- ✔ Renovation Required
- ✔ Restoration Required

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Sea Views
- ✔ Mountain Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Fiber Optic

**Furniture**
- ✔ Not Furnished

**Garden**
- ✔ Communal Garden
- ✔ Landscaped Garden

**Security**
- ✔ Gated Complex

**Parking**
- ✔ Covered Parking
- ✔ Street Parking
- ✔ Multiple Parking Spaces

**Category**
- ✔ Distressed
- ✔ Investment