

**Sales - House - Marbella**  
**2.450.000€**

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**Ref.-ID: MIBGR5274235**

**Marbella**

**House**



**4**



**5**



**280 m2**



**97 m2**

**LUXURY ON A WHOLE NEW LEVEL — BETWEEN GOLF AND THE SEA** This exceptional villa is not just a property. It is a lifestyle in one of the most prestigious areas of the Costa del Sol — where modern architecture meets absolute tranquillity, privacy, and breathtaking views over the golf greens and the Mediterranean Sea. Located within a private residential community set directly in the surroundings of Santa Clara Golf, this is a place that feels like a true luxury retreat — elegant, secure, and designed with absolute attention to detail.

**Exclusive “Sunrise” Phase — Only 20 Villas** This premium phase of the project offers only 20 exclusive semi-detached villas, featuring a privileged orientation, a high level of privacy, and a concept created for clients who expect more than standard luxury. Every element has been designed to enhance the feeling of space, natural light, and timeless elegance.

**□ Luxury 4-Bedroom Villa Frontline Golf — Your New High-End Home Layout & Key Features**

- 4 spacious bedrooms — the perfect balance of privacy and comfort for family and guests
- Elegant bathrooms with premium materials and a clean, modern design
- Large open-plan living area with direct access to the terrace
- Fully fitted bespoke kitchen, combining functionality and style
- The villa is sold fully furnished with custom-made designer furniture — ready for immediate use or rental with no additional investment
- Stunning frontline golf views + partial sea views — a view you will never get tired of

**□ Privacy, Comfort & Space to Truly Live**

- Private garage for 2 cars — maximum comfort and security
- Large basement — ideal for a home gym, wellness area, cinema room, games room, or wine cellar
- Private garden with heated swimming pool — your personal oasis of calm
- Southeast-facing terraces — morning sun, natural light all day long, and a perfect orientation even during summer

**□ Resort-Style Services & 5-Star Living** This development takes residential living to a new level by combining privacy with hotel-style comfort:

- ✓ Concierge services for residents
- ✓ Premium communal areas and modern security systems
- ✓ Wellness and fitness zones, social areas, and relaxation spaces
- ✓ Access to resort-style features throughout the community — pools, lounge areas, and more

**□ A Location with True Value** The property is located in the sought-after area of Marbella East, within a peaceful and secure residential environment directly next to Santa Clara Golf — one of the most respected golf addresses in the region.

- Only 5 minutes by car to Marbella town centre
- quick access to beaches, restaurants, beach clubs, and the marina
- excellent connections to Málaga Airport
- for golf lovers: the course is literally on your doorstep

**□ Why This Villa Is an Exceptional Investment & Lifestyle Choice**

- ➔ A perfect blend of design, functionality, and maximum comfort
- ➔ Fully equipped and furnished living with no extra costs
- ➔ Prime location: frontline golf + sea views
- ➔ Strong investment potential thanks to the exclusivity of the area and long-term demand

This is not just an address. This is a lifestyle you will feel every day

**Setting**

- ✓ Beachside
- ✓ Close To Golf
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Forest
- ✓ Marina
- ✓ Close To Marina
- ✓ Urbanisation

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ WiFi
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Barbeque
- ✓ Double Glazing
- ✓ Domotics
- ✓ Basement

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water

**Orientation**

- ✓ East
- ✓ South East
- ✓ South

**Furniture**

- ✓ Fully Furnished

**Category**

- ✓ Bargain
- ✓ Golf
- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Resale

**Condition**

- ✓ Excellent

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Communal
- ✓ Private
- ✓ Heated

**Garden**

- ✓ Private
- ✓ Easy Maintenance

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Central Heating
- ✓ U/F Heating
- ✓ U/F/H Bathrooms

**Security**

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Entry Phone
- ✓ Alarm System
- ✓ 24 Hour Security
- ✓ Safe

**Views**

- ✓ Sea
- ✓ Golf
- ✓ Garden
- ✓ Pool

**Parking**

- ✓ Underground
- ✓ Garage
- ✓ More Than One
- ✓ Private