

**Sales - House - Santa Clara**  
**1.180.000€**

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**Ref.-ID: MIBGR5380111**

**Santa Clara**

**House**

**Community: 3,420 EUR / year**

**IBI: 1,443 EUR / year**

**Rubbish: 185 EUR / year**



**3**



**3**



**254 m2**

Discover this masterfully renovated townhouse in the prestigious Santa Clara Golf (Manzana, 1.3 Phase 2). Fully refurbished at the end of 2024 to an exacting standard, this "turn-key" residence is designed to maximize its spectacular sea views across all 3 levels, offering a sophisticated blend of indoor-outdoor Mediterranean living. The Layout: Entry Level (Upper Floor): The welcoming entrance hallway leads to the impressive Master Suite, featuring a private terrace with sea views, a spacious walk-in closet, and a designer en-suite bathroom. A second generous double bedroom with fitted wardrobes and its own en-suite bathroom is also located on this level. Living Level (Lower Floor): The third bedroom and a full third bathroom are located here. The heart of the home is the expansive open-plan kitchen and living area, which flows onto a large, covered terrace. This space is enclosed with high-quality glass curtains, creating a versatile year-round environment for lounging, dining, and a dedicated laundry area. The Rooftop (76m<sup>2</sup> Solarium): Accessed via the terrace, the massive solarium is equipped with a fitted outdoor kitchen and pergola. It is the ultimate space for entertaining and is large enough to accommodate a private gym, jacuzzi, or ice bath, all while enjoying panoramic Mediterranean vistas. Communal Areas & Lifestyle: Residents of Santa Clara Golf enjoy an exceptionally high standard of living. The community is set within a 24-hour gated environment with meticulously manicured Mediterranean gardens and a large, sparkling communal swimming pool with sunbathing areas. The resort is famous for its tranquility and its top-tier 18-hole golf course and clubhouse. An Unbeatable Location: This property is perfectly positioned to enjoy the very best of the Marbella lifestyle: Beaches: Just a few minutes' drive from some of the finest sandy beaches in Marbella and renowned beach clubs like La Cabane and Nosso Summer Club. Convenience: Situated close to the main hospital (Costa del Sol) and a short drive to premium supermarkets, organic markets, and international schools. Marbella & Beyond: Only 5 minutes from Marbella Center and 10 minutes from the world-famous Puerto Banús, offering designer shopping, fine dining, and vibrant nightlife. Key Features are : Panoramic Sea Views: Uninterrupted coastal views from every level, recent and extensive high end renovation of the whole property. Luxurious finishes and new systems throughout. Glass Curtains: Expansive covered terrace usable in all seasons. Luxury Solarium: 76m<sup>2</sup> of private space with outdoor kitchen and pergola. Parking: Two private parking spaces included.

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|---|---|---|---|--|--|
| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Close To Golf</li> <li>✓ Urbanisation</li> </ul>   | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ South West</li> </ul>  | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Excellent</li> <li>✓ Recently Renovated</li> </ul> | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>   | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Hot A/C</li> <li>✓ U/F/H Bathrooms</li> </ul>                       | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Sea</li> <li>✓ Mountain</li> <li>✓ Golf</li> <li>✓ Panoramic</li> <li>✓ Garden</li> <li>✓ Pool</li> </ul> |
| <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Fitted Wardrobes</li> <li>✓ Private Terrace</li> <li>✓ Solarium</li> <li>✓ Satellite TV</li> <li>✓ WiFi</li> <li>✓ Gym</li> <li>✓ Utility Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Bar</li> <li>✓ Barbeque</li> <li>✓ Double Glazing</li> </ul> | <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Not Furnished</li> </ul> | <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul>                              | <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul> | <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ Electric Blinds</li> <li>✓ Entry Phone</li> <li>✓ 24 Hour Security</li> </ul> | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Covered</li> <li>✓ Open</li> <li>✓ More Than One</li> <li>✓ Private</li> </ul>                          |
| <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> <li>✓ Telephone</li> </ul>   | <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Luxury</li> </ul>         |   |   |  |  |