**Sales - House - Marbella**

# 1.275.000€

**Marbella** **House**

 **3**  **4**  **200 m2**

Elegance, Space and Tranquillity in Santa Clara Golf, Marbella Discover a magnificent semi-detached villa in the exclusive gated community of Santa Clara Golf, Marbella. This exceptional property combines space, comfort and privacy in a privileged residential setting, surrounded by beautifully landscaped gardens and offering access to a communal swimming pool. With 200 m² of built area arranged over two floors and a 365 m² plot, this home stands out for its excellent layout, high-quality finishes and south-facing orientation, ensuring an abundance of natural light throughout the day. Spacious Living Areas to Enjoy Every Day The ground floor welcomes you with an elegant entrance hall leading into a cosy living room with a fireplace, perfect for relaxing with family or entertaining friends. This level also features a spacious kitchen, a separate dining room that could easily be converted into a fourth bedroom, a fully equipped bathroom with a shower, and a practical storage area. Three Bedrooms with En-Suite Bathrooms Upstairs, the property offers three generously sized bedrooms, each with its own en-suite bathroom, providing an exceptional level of comfort, privacy and independence. The master bedroom is particularly impressive, featuring a spacious walk-in wardrobe, a private bathroom and direct access to a delightful terrace — the perfect place to enjoy Marbella's wonderful climate all year round. Quality and Comfort in Every Detail Built in 2001, the property benefits from elegant marble flooring, air conditioning, double-glazed windows, fitted wardrobes and an entry phone system. Additional features include private covered parking and a spacious storage room or wine cellar, providing valuable extra space and functionality. A Prime Location in Marbella Located within the prestigious gated community of Santa Clara Golf, this home offers a peaceful and exclusive residential atmosphere, complete with beautifully maintained gardens and a communal swimming pool. An ideal choice as either a permanent residence or a holiday home on the Costa del Sol, this property combines generous interior spaces, privacy and comfort with an attractive location in Marbella. An outstanding opportunity for those seeking quality of life, tranquillity and refined Mediterranean living in Santa Clara Golf. Contact us today for further information or to arrange a private viewing.

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

**Orientation**
- ✔ South West Orientation

**Condition**
- ✔ Good Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Pre Installed A/C
- ✔ Fireplace

**Views**
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Golf Views
- ✔ Country Views
- ✔ Panoramic Views
- ✔ Forest Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Restaurant On Site
- ✔ Courtesy Bus
- ✔ Fiber Optic

**Furniture**
- ✔ Not Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Private Garden
- ✔ Easy Maintenance Garden

**Security**
- ✔ Gated Complex
- ✔ 24 Hour Security

**Parking**
- ✔ Garage
- ✔ Covered Parking
- ✔ Private Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

**Category**
- ✔ Golf
- ✔ Holiday Homes
- ✔ Investment
- ✔ Luxury




















































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