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

Orientation
- ✔ East Facing
- ✔ South East Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool
- ✔ Private Pool
- ✔ Heated Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Central Heating
- ✔ U/F Heating
- ✔ U/F/H Bathrooms

Views
- ✔ Sea Views
- ✔ Golf Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ WiFi
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Home automation / smart home
- ✔ Basement

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden
- ✔ Easy Maintenance Garden

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

Parking
- ✔ Underground Parking
- ✔ Garage
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Bargain
- ✔ Golf
- ✔ Holiday Homes
- ✔ Investment
- ✔ Luxury
- ✔ Resale











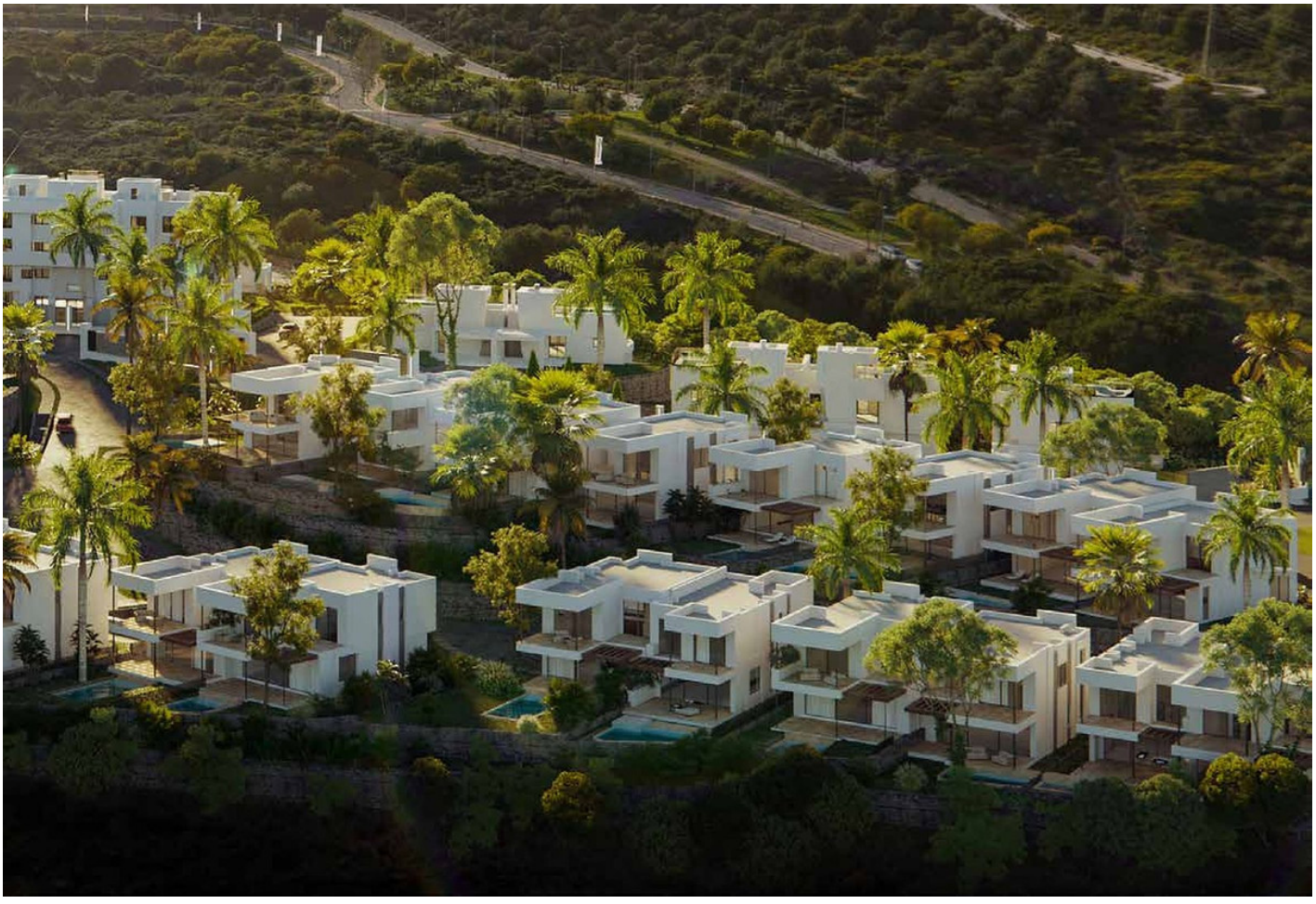


































































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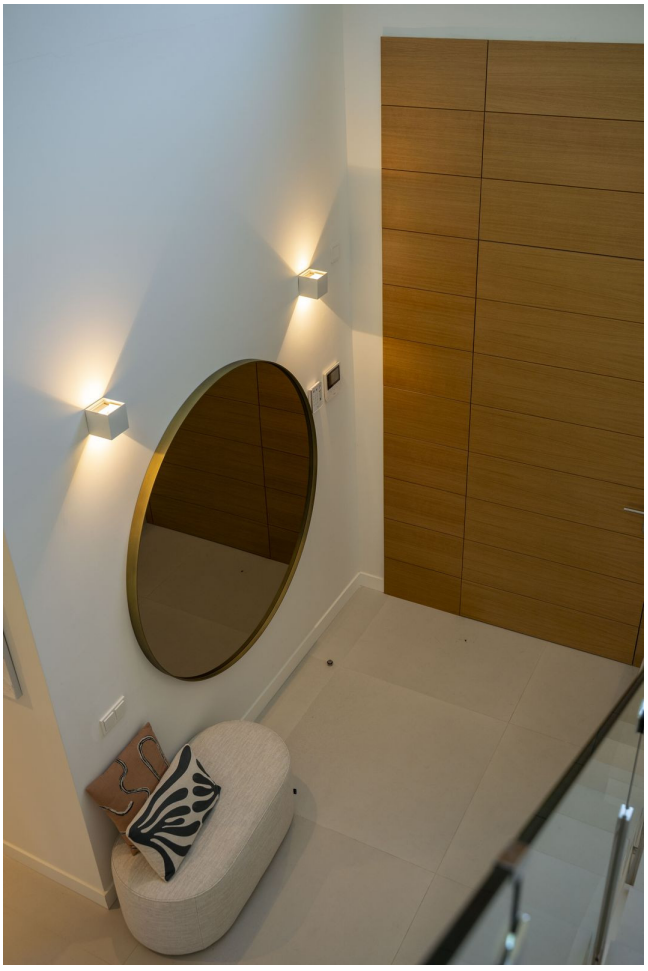















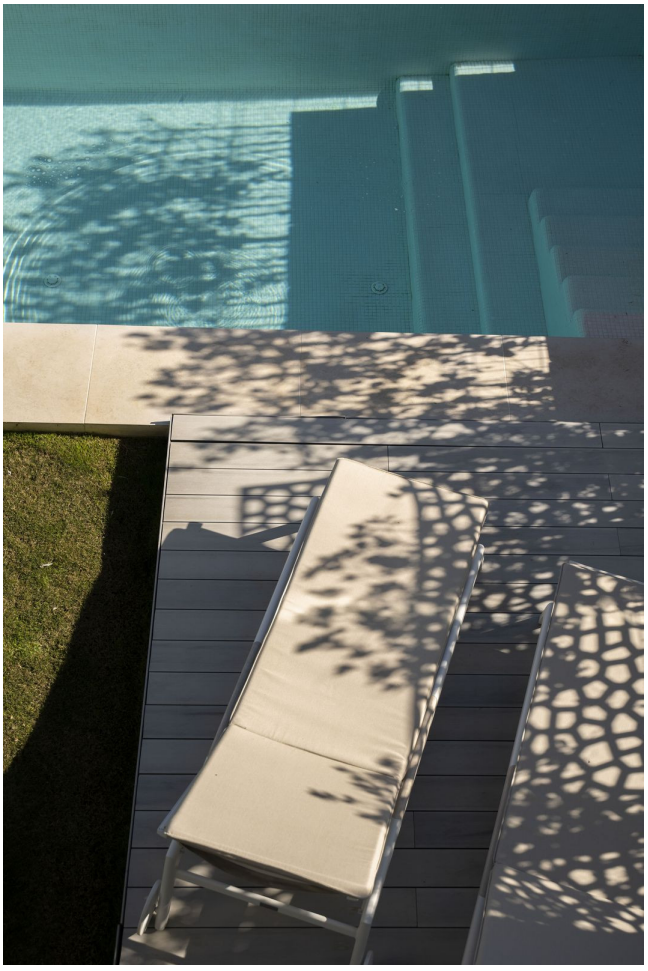














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