

**Ref.-ID: MIBGR5324434**

**Santa Clara**

**House**

**Community: 3,600 EUR / year**

**IBI: 1,800 EUR / year**



**5**



**3**



**592 m2**



**1450 m2**

Icon Signature - Santa Clara Golf, Marbella This unique property, located in the prestigious Santa Clara Golf urbanisation, offers spectacular views of the Mediterranean Sea, La Concha Mountain and the Santa Clara golf course. Set on a 1,450 m<sup>2</sup> plot, with 590 m<sup>2</sup> of floor space plus terraces, it offers the perfect combination of elegance, space and comfort. Entering through the impressive entrance hall, you are immediately greeted by views of the private pool, the well-kept garden and the sparkling Mediterranean Sea in the distance. Spacious floor-to-ceiling windows fill the house with abundant natural light, creating an atmosphere of space, luxury and harmony with the surroundings. On the ground floor, there is a spacious, bright living room which connects to the dining room and a modern open kitchen, fully equipped with top-of-the-range appliances. Next to the entrance, there is a study, a walk-in wardrobe and a guest toilet. The first floor comprises the master bedroom with a spacious walk-in wardrobe and bathroom. There are also three additional bedrooms, two of which have private terraces with sea views. The lower level is an entertainment area with an elegant bar, a TV area, a pool table and a fully equipped gym. There is also a bathroom, a laundry room and a garage. The garden features a heated and cooled swimming pool, a jacuzzi and sun terraces, perfect for relaxation. -Natuzzi, Cattelan Italia and Dedon furniture -Underfloor heating throughout the house (Daikin system with aerothermal energy) -Air conditioning with individual thermostats and Air Zone zoning system -Smart home automation system -Alarm system - Automatic garden irrigation The villa is located in the luxurious Santa Clara urbanisation, close to renowned golf courses: Santa Clara, Río Real, Marbella Golf, Santa María and Cabopino. 5 minutes to the best beaches of Marbella 10 minutes to the centre of Marbella and La Cañada shopping centre 30 minutes to Malaga International Airport This property combines spectacular views, modern design and an excellent location. Created for those seeking a sophisticated lifestyle in the heart of the Costa del Sol.

**Setting**

- ✓ Frontline Golf
- ✓ Close To Golf
- ✓ Close To Schools
- ✓ Urbanisation

**Climate Control**

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

**Kitchen**

- ✓ Fully Fitted

**Utilities**

- ✓ Electricity

**Orientation**

- ✓ South

**Views**

- ✓ Sea
- ✓ Mountain
- ✓ Golf
- ✓ Panoramic
- ✓ Garden
- ✓ Pool

**Garden**

- ✓ Private
- ✓ Landscaped
- ✓ Easy Maintenance

**Category**

- ✓ Golf
- ✓ Luxury

**Condition**

- ✓ Excellent

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ WiFi
- ✓ Gym
- ✓ Games Room
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Jacuzzi
- ✓ Bar
- ✓ Barbeque
- ✓ Double Glazing
- ✓ Domotics
- ✓ Basement
- ✓ Fiber Optic

**Security**

- ✓ Entry Phone
- ✓ Alarm System

**Pool**

- ✓ Private
- ✓ Heated

**Furniture**

- ✓ Fully Furnished

**Parking**

- ✓ Garage
- ✓ Private





















































