Sales - House - Marbella

4.750.000€

www.mibgroup.es
+34 662 58 96 58
info@mibgroup.es

Ref.-ID: MIBGR5390746 **Marbella** **House**

Community: 15,600 EUR / year **IBI: 2,500 EUR / year** **Rubbish: 192 EUR / year**

4 **3.5** **281 m2** **850 m2**

FRONTLINE GOLF VILLA | SANTA CLARA GOLF, MARBELLA Golf, Sea and Mountain Views · Double-Gated Community · 24-Hour Security, Reception and Concierge A brand-new contemporary villa set frontline to Santa Clara Golf, within the exclusive double-gated community of Soul Marbella. This residence unites two qualities that are exceptionally rare in the Marbella market: simultaneous views of the golf course, the Mediterranean Sea and the mountains from a single home, and a level of security, privacy and service usually associated with a five-star resort. A RARE TRIPLE VIEW Very few homes in Marbella can claim golf, sea and mountain views at the same time. Here, the south-west orientation and the private rooftop capture all three: manicured fairways in the foreground, the Mediterranean on the horizon and the Sierra Blanca as a dramatic backdrop. A combination that is genuinely scarce on the Costa del Sol and that underpins the long-term value of this home. SECURITY, PRIVACY AND SERVICE Soul Marbella is one of only a handful of double-gated communities in Marbella, offering an uncompromising level of protection and peace of mind: - Double-gated access control - 24-hour on-site security - Manned reception - Dedicated concierge service - Full community facilities and amenities, including pool and spa An ideal setting for families, international owners and anyone seeking a secure lock-up-and-leave residence. MARBELLA EAST · THE NEW ADDRESS OF GLOBAL LUXURY Marbella East is entering a defining new chapter, drawing some of the world's most prestigious hospitality and lifestyle brands. Landmark resorts planned in the coming years: - Four Seasons Resort and Private Residences Marbella, planned in the Río Real area, moments from Santa Clara Golf: a beachfront resort with five-star hotel, branded residences, fine dining, wellness and beach club - The St. Regis Marbella Resort by Marriott International, planned in the Las Dunas area of Marbella East: a beachfront development of approximately □500 million, with luxury hotel, branded residences, restaurants, wellness and beach club Iconic beach clubs already on the doorstep: - La Cabane at Los Monteros, the legendary beach club reimagined in collaboration with Dolce & Gabbana, featuring the signature Blu Mediterraneo design, a D&G boutique and Mediterranean cuisine by acclaimed chef Dani García - Nikki Beach Marbella in Elviria, the internationally renowned beach club and one of the most celebrated social destinations on the Costa del Sol, open all year round Owning a completed home at the heart of this emerging luxury corridor means world-class hospitality, dining and beach life on the doorstep, together with the long-term value uplift that typically follows the arrival of brands of this calibre. FIRST FLOOR · PRIVATE SLEEPING QUARTERS Three south-west facing bedrooms, each framing golf, sea and mountain views. - Generous master suite with en-suite bathroom: walk-in shower, contemporary bathtub, double vanity, WC and bidet - Two further bedrooms sharing a spacious family bathroom with walk-in shower GROUND FLOOR · LIVING AND ENTERTAINING - Open-plan lounge and dining room, bathed in natural light - Two sets of double doors opening onto the terraces and gardens - Siemens kitchen with feature island - Fourth bedroom with en-suite bathroom, ideal as a guest suite ROOFTOP Private solarium with sweeping panoramic views over the golf course, the sea and the mountains, served directly by the private lift. GARDENS AND OUTDOOR LIVING Large, beautifully landscaped gardens with Bermuda grass, mature palms, shrubs and trees, a private swimming pool and expansive terraces designed for outdoor living and entertaining. KEY FEATURES - Triple aspect: golf, sea and mountain views - Double-gated community with 24-hour security, reception and concierge - Close to the planned Four Seasons and St. Regis resorts, La Cabane by Dolce & Gabbana and Nikki Beach - Private glass-fronted lift serving all floors, including the rooftop solarium - Underfloor heating, individually controlled - Latest-generation air conditioning - Alarm system - Fitted wardrobes throughout - Separate laundry room - Carport for 2 cars plus ample additional parking - Interior designed and finished to the highest standards Frontline golf, triple views, double-gated security with full concierge service and a front-row position in Marbella East's new era of global luxury: a combination very rarely found in Marbella. Private viewings are highly recommended.

Setting
- Close To Golf
- Close To Shops
- Close To Sea
- Close To Schools
- Urbanisation

Orientation
- South Facing
- South West Orientation
- West Facing
- North West Orientation

Condition
- Excellent Condition
- New Construction

Pool
- Communal Pool
- Private Pool
- Indoor Pool
- Heated Pool
- Room For Pool

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

Views
- Sea Views
- Mountain Views
- Golf Views
- Garden Views
- Pool Views

Features
- Covered Terrace
- Lift
- Fitted Wardrobes
- Private Terrace
- Solarium
- Satellite TV
- WiFi
- Gym
- Games Room
- Storage Room
- Utility Room
- Ensuite Bathroom
- Double Glazing
- Domotics
- 24 Hour Reception
- Fiber Optic

Furniture
- Fully Furnished
- Optional Furniture

Kitchen
- Fully Fitted Kitchen

Garden
- Communal Garden
- Private Garden
- Landscaped Garden
- Easy Maintenance Garden

Security
- Gated Complex
- Alarm System
- 24 Hour Security

Parking
- Underground Parking
- Garage
- Covered Parking
- Open Parking
- Multiple Parking Spaces
- Communal Parking
- Private Parking

Utilities
- Electricity
- Drinkable Water

Category
- Bargain
- Golf
- Luxury
- Resale
- Contemporary

SANTA