

## Продажа - Дом - Marbella

# 2.450.000€

Marbella

Дом



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

**Расположение**

- ✓ На побережье
- ✓ Рядом с гольф-полем
- ✓ Рядом с портом
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Рядом с лесом
- ✓ Порт
- ✓ Рядом с портом
- ✓ Урбанизация

**Климат-контроль**

- ✓ Кондиционер
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха
- ✓ Центральное отопление
- ✓ Полы с подогревом
- ✓ Полы с подогревом в ванной

**Кухня**

- ✓ Полностью оборудованная

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода

**ОРИЕНТАЦИЯ**

- ✓ Восток
- ✓ Юго-восток
- ✓ Юг

**ВИД**

- ✓ Море
- ✓ Гольф
- ✓ Сад
- ✓ Бассейн

**Сад**

- ✓ Приватный
- ✓ Простой в уходе

**Категория**

- ✓ Выгодное предложение
- ✓ Гольф
- ✓ Дома для отдыха
- ✓ Инвестиции
- ✓ Элитная
- ✓ Перепродажа

**Состояние**

- ✓ Отличное

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ WiFi
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Мраморные полы
- ✓ Барбекю
- ✓ Двойные стеклопакеты
- ✓ Умный дом
- ✓ Подвал

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Электрические жалюзи
- ✓ Домофон
- ✓ Сигнализация
- ✓ Охрана 24 часа
- ✓ Сейф

**бассейн**

- ✓ Общий
- ✓ Приватный
- ✓ С подогревом

**Мебель**

- ✓ Полностью меблированный

**Парковка**

- ✓ Подземная
- ✓ Гараж
- ✓ Более чем один
- ✓ Приватная































































