EK
ARBAT ESTATES

Sales - House - Santa Clara

1.395.000€

www.arbatestates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatestates.com











Ref.-ID: R5333077 **Santa Clara** **House**

Community: 1,824 EUR / year **IBI: 1,385 EUR / year** **Rubbish: 92 EUR / year** **4** **4** **194 m2** **308 m2**

Contemporary Semi-Detached Villa with Sea Views and Smart Technology | Marbella Set within an exclusive residential area in Marbella, this beautifully reformed semi-detached villa combines modern design, advanced technology and energy-efficient living to create a high-quality contemporary home. The interior has been thoughtfully redesigned to offer bright, open-plan living spaces, centred around an elegant living and dining area with a fully integrated kitchen. Large windows maximise natural light and connect seamlessly to the outdoor terraces and garden, while also offering pleasant sea views from the main living areas. The villa offers four spacious bedrooms, three with en suite bathrooms, alongside a fourth bedroom served by a separate bathroom, providing a practical layout for both family living and guests. A 40 m² storage area adds further functionality, while a private gym enhances the lifestyle offering within the home. Outdoor spaces include a private swimming pool with beach-style entrance, heating and underwater lighting, as well as a private garage with space for two vehicles. Residents also have access to a communal swimming pool within the urbanisation. The property incorporates a full smart-home system, allowing remote control of lighting, climate, security, irrigation, pool systems and appliances. Sustainability features include solar panels, an energy rating of B, efficient climate control systems and a 10 kW electric vehicle charging installation. A well-designed modern home offering technology, comfort and energy efficiency in one of Marbella's most sought-after residential locations.

Setting
- ✔ Frontline Golf
- ✔ Urbanisation

Orientation
- ✔ West Facing

Condition
- ✔ Excellent Condition

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

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

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

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Gym
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ Domotics
- ✔ Restaurant On Site
- ✔ Fiber Optic

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden
- ✔ Landscaped Garden
- ✔ Easy Maintenance Garden

Security
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Alarm System
- ✔ 24 Hour Security

Parking
- ✔ Garage

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Photovoltaic solar panels
- ✔ Solar water heating

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