EK
ARBAT ESTATES

Sales - House - Santa Clara

1.075.000€

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Ref.-ID: R5367199 **Santa Clara** **House**

Community: 1,788 EUR / year **IBI: 1,844 EUR / year** **Rubbish: 190 EUR / year** **5** **6** **316 m2** **270 m2**

A magnificent property in the exclusive Santa Clara Golf residential development. A home that stands out for its spaciousness, brightness and safe, family-friendly surroundings. This fantastic semi-detached villa is the perfect place for those who value peace and quiet without compromising on comfort. The property is spread over three levels, ensuring privacy and comfort: - Ground Floor: A bright 42 m² living-dining room with a fireplace, designed for entertaining, with direct access to a porch and private terrace, ideal for al fresco dining. The modern, fully equipped kitchen has been completely refurbished. - First Floor: The sleeping area comprises three en-suite bedrooms. Wake up in two of them with direct access to private terraces and beautiful panoramic views of the golf course, the mountains and the sea. - Lower Ground Floor (Versatility): A stunning 144 m² space comprising an additional living room, en-suite bedroom, study, bathroom, dressing room and secure garage for two cars. Perfect as a guest area, gym or workspace. All this in a gated community with two swimming pools. An ideal villa for those seeking an exclusive setting, with complete privacy and just a short drive from all amenities and the Santa Clara golf course with its charming clubhouse restaurant. Experience life in the heart of the golfing world. Santa Clara Golf is situated in Marbella Este, directly opposite Los Monteros, in a quiet and exclusive residential area with easy access to the A-7 motorway. Just a 5-minute drive from Marbella, 15 minutes from Puerto Banús and 35 minutes from Málaga Airport, this location offers great convenience and connectivity. The area boasts an excellent range of schools, supermarkets, shops, sports clubs and a wide variety of dining options to suit all tastes. Furthermore, it is situated in one of Marbella’s most sought-after areas, renowned for its fine sandy beaches and beautiful protected dunes, as well as for the coast’s finest beachfront restaurants. For golf enthusiasts, the development is surrounded by two prestigious golf courses: Santa Clara Golf and Marbella Golf, and less than 5 minutes away is Río Real Golf, making this location a paradise for lovers of the sport. Without a doubt, Santa Clara Golf offers the perfect balance between tranquillity, accessibility and quality of life.

Setting
- ✔ Close To Golf
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ West Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

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

Views
- ✔ Mountain Views
- ✔ Golf Views
- ✔ Garden Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ WiFi
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden
- ✔ Private Garden
- ✔ Easy Maintenance Garden

Security
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Entry Phone
- ✔ 24 Hour Security

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

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

Category
- ✔ Golf