EK
ARBAT ESTATES

Sales - House - Santa Clara

949.000€

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Ref.-ID: R5455222

Santa Clara

House

Community: 3,000 EUR / year

4 **3.5** **220 m2**

Located within the prestigious gated community of Santa Clara Golf, this beautifully presented south-facing duplex townhouse offers the perfect combination of space, natural light and an exceptional lifestyle, just minutes from Marbella's finest beaches, golf courses and the town centre. Designed to maximise comfort and Mediterranean living, the property enjoys sunshine throughout the day and pleasant sea views from its generous outdoor spaces. The home features a bright open-plan living and dining area with a modern integrated kitchen, creating an inviting atmosphere for both everyday living and entertaining. Part of the original terrace has been seamlessly incorporated into the living room, significantly increasing the interior space while maintaining an abundance of natural light. The property offers four bedrooms, currently configured as three spacious bedrooms plus a home office. Thanks to its generous dimensions, the office can easily be converted into a fourth bedroom, making the home ideal for families, remote professionals or those requiring flexible accommodation. Three well-appointed bathrooms complete the interior. Outdoor living is equally impressive, with two private terraces providing the perfect setting for al fresco dining, relaxing in the sun or simply enjoying Marbella's exceptional year-round climate and open sea views. The lower level includes a private garage with space for two vehicles together with a storage room. There is also additional space behind the parking area, offering the possibility of creating further storage if required. Situated in one of East Marbella's most sought-after residential communities, Santa Clara Golf is renowned for its peaceful surroundings, beautifully maintained gardens and excellent connectivity. Marbella's historic centre, the region's best beaches, international schools, restaurants, shopping facilities and Puerto Banús are all just a short drive away, while the prestigious Santa Clara Golf Course is only moments from your doorstep. Whether you are searching for a permanent family residence, an elegant holiday home or a solid investment in one of Marbella's most desirable golf communities, this exceptional property offers an outstanding opportunity to enjoy the very best of the Costa del Sol lifestyle. * Prestigious gated community in Santa Clara Golf * South-facing orientation * Pleasant sea views * Duplex townhouse * Four bedrooms (currently configured as three bedrooms plus office) * Three bathrooms * Spacious open-plan living and dining area * Modern integrated kitchen * Two private terraces * Private garage for two cars * Storage room with potential for additional storage * Approximate community fees: □250 per month * Minutes from Marbella centre, beaches, international schools and golf courses

Setting
- ✔ Frontline Golf
- ✔ Close To Golf
- ✔ Close To Schools

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition
- ✔ Good Condition
- ✔ Recently Renovated

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Central Heating

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Golf Views
- ✔ Panoramic Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ WiFi
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Wood Flooring
- ✔ Double Glazing
- ✔ Domotics
- ✔ Fiber Optic

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Partially Fitted Kitchen
- ✔ Kitchen-Lounge

Garden
- ✔ Private Garden

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

Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Utilities
- ✔ Electricity

Category
- ✔ Golf
- ✔ Luxury