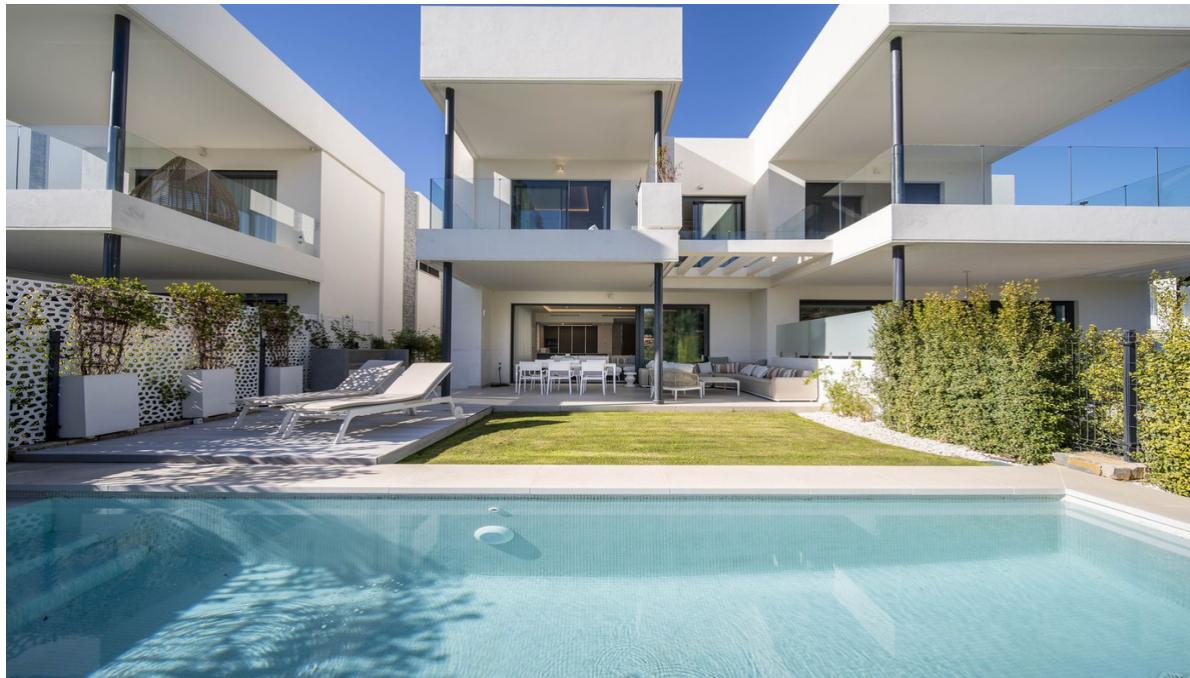


Продажа - Дом - Marbella

**2.450.000€**



Ref.-ID: R5274235

Marbella

Дом



4



5



280 m<sup>2</sup>



97 m<sup>2</sup>

**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 берегу
- 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

**ОРИЕНТАЦИЯ**

- Восток
- Юго-восток
- Юг

**Состояние**

- Отличное

**бассейн**

- Общий
- Приватный
- С подогревом

**Климат-контроль**

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

**ВИД**

- Море
- Гольф
- Сад
- Бассейн

**Особенности**

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

**Мебель**

- Полностью меблированный

**Кухня**

- Полностью оборудованная

**Сад**

- Приватный
- Простой в уходе

**меры безопасности**

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

**Парковка**

- Подземная
- Гараж
- Более чем один
- Приватная

**Коммунальные услуги**

- Электричество
- Питьевая вода

**Категория**

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