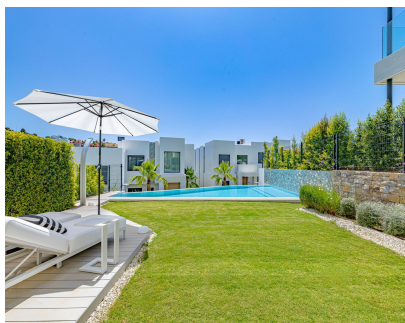


Продажа - Дом - Santa Clara  
2.095.000€

[www.arbatestates.com](http://www.arbatestates.com)  
+34 606 84 36 45  
+34 602 51 80 97  
[info@arbatestates.com](mailto:info@arbatestates.com)



Ref.-ID: R5066854

Santa Clara

Дом

Коммунальные: 11,472 EUR / год ИБИ: 2,752 EUR / год

Мусор: 92 EUR / год



5



5



340 m2

**LUXURY CONTEMPORARY STYLE VILLA FOR SALE IN SANTA CLARA – LOS MONTEROS, EAST MARBELLA: ELEGANCE & COMFORT ON THE COSTA DEL SOL** Welcome to this luxury villa located in Santa Clara, the sought-after area of Los Monteros, Marbella, within the most exclusive residential complex in Marbella East - Soul Marbella Sunrise. With just 20 semi-detached villas, this residential complex was designed for those seeking a perfect harmony between modernity, nature, and the Mediterranean lifestyle.

**ELEGANT LIVING SPACES ACROSS THREE LEVELS WITH HIGH CEILLINGS** The villa is distributed over two main floors, plus a spacious fully finished basement level. On the ground floor, expansive windows and high ceilings flood the interiors with natural light, highlighting the clean lines and premium materials of the contemporary design. The open-plan kitchen is fully equipped with top-quality appliances and custom finishes and communicates with the generous living area that leads to a magnificent terrace and the garden with a private infinity pool. Additionally, this level includes one bedroom and a full bathroom. On the upper floor, there are three bedrooms, each with its own en-suite bathroom, ensuring maximum privacy. Two of these bedrooms also feature private terraces with partial sea views. The basement level includes a fifth bedroom, currently used as a cinema room. This floor also features a full bathroom, a room used as an office, and a laundry room. From the basement, there is direct access to the private 38 m<sup>2</sup> garage. The villa is equipped with a state-of-the-art home automation system, aerothermal technology, and underfloor heating throughout, ensuring year-round comfort.

**OUTDOOR LIVING WITH PRIVATE INFINITY POOL AND GARDEN** The outdoor areas are designed for relaxation and leisure. A private infinity pool opens onto a lush garden, creating a peaceful oasis with complete privacy. The covered porch is perfect for al fresco dining, sunset cocktails, or simply enjoying the Mediterranean breeze.

**KEY FEATURES** Designed for a discerning clientele seeking refined and private living, the property offers generous spaces with high ceilings, luxury finishes, and every comfort for a sophisticated lifestyle on the Costa del Sol. The interiors blend seamlessly with the outdoors, offering a unique living experience.

- 5 Spacious Bedrooms.
- 5 Elegant Bathrooms, including 3 en-suite.
- Fully Furnished Open-Plan Kitchen, equipped with high-end appliances.
- Private Infinity Pool: Perfect for relaxing and enjoying the Mediterranean climate.
- Covered Porch: Ideal for outdoor dining or enjoying the sunset.
- Private Garden: A green oasis ensuring privacy and tranquility.
- House Automatisation System (Domotics) and Aerothermia
- Underfloor heating
- Large Underground Garage of 38 m<sup>2</sup> with direct access to the property
- Luxury Finishes: Contemporary design, clean lines, and high-quality materials.
- Ready to Move In.

**EXCLUSIVE COMPLEX AMENITIES** The complex offers a range of luxury resort-style services for its residents, designed to enhance the quality of life:

- Private Concierge: To meet every need.
- Infinity Pools and Landscaped Green Areas.
- Co-working area and Social Club
- Indoor Heated Pool, Spa, Sauna, Cryotherapy, Gym
- 24h Security Service: To live in total peace of mind.

**WHY CHOOSE LOS MONTEROS, MARBELLA?** Los Monteros is one of the most exclusive neighborhoods in Marbella, known for its tranquility, pristine beaches, and proximity to restaurants, luxury boutiques, and international schools. This area combines Mediterranean charm with the convenience of being just minutes from Marbella center and Puerto Banús.

**Reasons to Invest in Los Monteros:**

- Real Estate Growth Potential: Demand for luxury properties is constantly increasing.
- High Rental Yield: Perfect for luxury rentals and long-term investment.
- Long-Term Value: Villas of this category maintain their prestige and value over the years.

**A STRATEGIC LOCATION** The location of this luxury complex is one of its most attractive features. Situated in the exclusive area of Marbella East, it is surrounded by nature yet perfectly connected to the main cities of the Costa del Sol.

**Key Distances:**

- Marbella Center: 5 minutes by car.
- Puerto Banús: 15 minutes by car.
- Marbella East Beaches: A short walk away.
- Malaga Airport: 40 minutes by car.

**Расположение**

- ✓ Рядом с гольф-полем
- ✓ Близко к школам
- ✓ Урбанизация

**ОРИЕНТАЦИЯ**

- ✓ Юго-восток

**Состояние**

- ✓ Отличное

**бассейн**

- ✓ Общий
- ✓ Приватный
- ✓ Закрытый
- ✓ С подогревом
- ✓ Детский бассейн

**Климат-контроль**

- ✓ Кондиционер
- ✓ Полы с подогревом

**ВИД**

- ✓ Море
- ✓ Сад
- ✓ Бассейн

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ WiFi
- ✓ Тренажерный зал
- ✓ Сауна
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Двойные стеклопакеты
- ✓ Умный дом
- ✓ Круглосуточная ресепшн
- ✓ Подвал

**Кухня**

- ✓ Полностью оборудованная

**Сад**

- ✓ Общественный
- ✓ Приватный
- ✓ Простой в уходе

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Электрические жалюзи
- ✓ Охрана 24 часа

**Парковка**

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

**Категория**

- ✓ Гольф
- ✓ Инвестиции
- ✓ Элитная