

Продажа - Дом - Santa Clara  
**1.180.000€**

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



Ref.-ID: R5380111

Santa Clara

Дом

Коммунальные: 3,420 EUR / год

ИБИ: 1,443 EUR / год

Мусор: 185 EUR / год



3



3



254 m<sup>2</sup>

Discover this masterfully renovated townhouse in the prestigious Santa Clara Golf (Manzana, 1.3 Phase 2). Fully refurbished at the end of 2024 to an exacting standard, this "turn-key" residence is designed to maximize its spectacular sea views across all 3 levels, offering a sophisticated blend of indoor-outdoor Mediterranean living. The Layout: Entry Level (Upper Floor): The welcoming entrance hallway leads to the impressive Master Suite, featuring a private terrace with sea views, a spacious walk-in closet, and a designer en-suite bathroom. A second generous double bedroom with fitted wardrobes and its own en-suite bathroom is also located on this level. Living Level (Lower Floor): The third bedroom and a full third bathroom are located here. The heart of the home is the expansive open-plan kitchen and living area, which flows onto a large, covered terrace. This space is enclosed with high-quality glass curtains, creating a versatile year-round environment for lounging, dining, and a dedicated laundry area. The Rooftop (76m<sup>2</sup> Solarium): Accessed via the terrace, the massive solarium is equipped with a fitted outdoor kitchen and pergola. It is the ultimate space for entertaining and is large enough to accommodate a private gym, jacuzzi, or ice bath, all while enjoying panoramic Mediterranean vistas. Communal Areas & Lifestyle: Residents of Santa Clara Golf enjoy an exceptionally high standard of living. The community is set within a 24-hour gated environment with meticulously manicured Mediterranean gardens and a large, sparkling communal swimming pool with sunbathing areas. The resort is famous for its tranquility and its top-tier 18-hole golf course and clubhouse. An Unbeatable Location: This property is perfectly positioned to enjoy the very best of the Marbella lifestyle: Beaches: Just a few minutes' drive from some of the finest sandy beaches in Marbella and renowned beach clubs like La Cabane and Nosso Summer Club. Convenience: Situated close to the main hospital (Costa del Sol) and a short drive to premium supermarkets, organic markets, and international schools. Marbella & Beyond: Only 5 minutes from Marbella Center and 10 minutes from the world-famous Puerto Banús, offering designer shopping, fine dining, and vibrant nightlife. Key Features are : Panoramic Sea Views: Uninterrupted coastal views from every level, recent and extensive high end renovation of the whole property. Luxurious finishes and new systems throughout. Glass Curtains: Expansive covered terrace usable in all seasons. Luxury Solarium: 76m<sup>2</sup> of private space with outdoor kitchen and pergola. Parking: Two private parking spaces included.

#### Расположение

- ✓ Рядом с гольф-полем
- ✓ Урбанизация

#### ОРИЕНТАЦИЯ

- ✓ Юго-запад

#### Состояние

- ✓ Отличное
- ✓ Недавно отремонтированная

#### бассейн

- ✓ Общий

#### Климат-контроль

- ✓ Кондиционер
- ✓ Кондиционер холодного воздуха
- ✓ Полы с подогревом в ванной

#### ВИД

- ✓ Море
- ✓ Горы
- ✓ Гольф
- ✓ Панорамный
- ✓ Сад
- ✓ Бассейн

#### Особенности

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ Солярий
- ✓ Спутниковое телевидение
- ✓ WiFi
- ✓ Тренажерный зал
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Бар
- ✓ Барбекю
- ✓ Двойные стеклопакеты

#### Мебель

- ✓ Без мебели

#### Кухня

- ✓ Полностью оборудованная

#### Сад

- ✓ Общественный

#### меры безопасности

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

#### Парковка

- ✓ С навесом
- ✓ Открытая
- ✓ Более чем один
- ✓ Приватная

#### Коммунальные услуги

- ✓ Электричество
- ✓ Питьевая вода
- ✓ Телефон

#### Категория

- ✓ Элитная