



## Semi-Detached House for sale in Marbella, Marbella

**2.450.000 €**

Referenz: R5274235   Schlafzimmer: 4   Badezimmer: 5   Grundstücksgröße: 97m<sup>2</sup>   Garten: 280m<sup>2</sup>   Terrasse: 55m<sup>2</sup>





## Costa del Sol, Marbella

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



## Eigenschaften:

Merkmale	Orientierung	Klimakontrolle
Überdachte Terrasse	Ost	Klimaanlage
Private Terrasse	Süden	Kalte a/c
Lagerraum	Südost	Heiße A/C.
Badezimmer		Zentralheizung
Marmorböden		U/f Heizung
Doppelverglasung		U/f/h Badezimmer
Einstellungsschränke		
W-lan		
Versorgungsraum		
Grill		
Domotik		
Keller		
Ansichten	Einstellung	Zustand
Meer	Strand	Exzellent
Garten	In der Nähe von Golf	
Pool	In der Nähe des Hafens	
Golf	Urbanisierung	
	In der Nähe des Meeres	
	In der Nähe von Geschäften	
	In der Nähe der Stadt	
	In der Nähe von Schulen	
	In der Nähe des Waldes	
	Yachthafen	
	In der Nähe von Marina	
Pool	Möbel	Küche
Gemeinschaft	Voll eingerichtet	Voll ausgestattet
Erhitzt		
Privater Pool		
Garten	Sicherheit	Parken
Privater Garten	Gated Complex	Unterirdisch
Einfache Wartung	24 -Stunden -Sicherheit	Garage
	Alarmanlage	Privat
	Elektrische Jalousien	Mehr als eins
	Eingabetelefon	
	Sicher	
Versorgungsunternehmen	Kategorie	
Strom	Ferienhäuser	
Trinkbares Wasser	Investition	
	Schnäppchen	
	Golf	
	Luxus	
	Wiederverkauf	