



## Semi-Vrijstaande Villa te koop in Marbella, Marbella

2.450.000 €

Referentie: R5274235 Slaapkamers: 4 Badkamers: 5 Plotgrootte: 97m<sup>2</sup> Perceelgrootte: 280m<sup>2</sup> Terras: 55m<sup>2</sup>





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## 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.

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### 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 ?

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#### 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

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#### 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
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### 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
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### 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



## Kenmerken:

### Extra's

Overdekt terras  
Privéterras  
Opslagruimte  
Ensuite badkamer  
Marmeren vloeren  
Dubbele beglazing  
Gemonteerde kasten  
Wifi  
Bijkeuken  
Barbecu  
Domotica  
Kelder

### Uitzicht

Zee  
Tuin  
Pool  
Golf

### Zwembad

Gemeenschappelijk  
Verwarmd  
Privé

### Tuin

Privé  
Gemakkelijk onderhoud

### Voorzieningen

Elektriciteit  
Drinkbaar water

### Zonorientatie

Oosten  
Zuiden  
Zuidoost

### Ligging

Strand  
Dicht bij golf  
Dicht bij de poort  
Verstedelijking  
Dicht bij zee  
Dicht bij winkels  
Dicht bij de stad  
Dicht bij scholen  
Dicht bij bos  
Jachthaven  
Dicht bij jachthaven

### Meubilering

Volledig ingericht

### Beveiliging

Gated Complex  
24-uurs beveiliging  
Alarmsysteem  
Elektrische jaloezieën  
Invoertelefoon  
Veilig

### Categorie

Vakantiehuisen  
Investering  
Koopje  
Golf  
Luxe  
Wederverkoop

### Klimaatbeheersing

Airconditioning  
Koud A/C  
Hete a/c  
Centrale verwarming  
U/F verwarming  
U/f/h Badkamers

### Huidige Staat

Uitstekend

### Keuken

Volledig passend

### Parkeergelegenheid

Ondergronds  
Garage  
Privé  
Meer dan één