



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

2.450.000 €

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



## Kenmerken:

Extra's	Zonorientatie	Klimaatbeheersing
Overdekt terras	Oosten	Airconditioning
Privé Terras	zuiden	Koude A/C
Berging	Zuidoost Zonoriëntatie	Warme A/C
Ensuite badkamer		Centrale verwarming
Marmeren vloeren		Vloerverwarming
Dubbele beglazing		Vloerverwarming Badkamers
Inbouwkasten		
WiFi		
Bijkeuken		
Barbecue		
Domotics		
Kelder		
<b>Uitzicht</b>	<b>Ligging</b>	<b>Huidige Staat</b>
Zeezicht	Dicht bij strand	Uitstekende conditie
Garden Views	Dichtbij golfbaan	
Pool Bekijken	Dichtbij haven	
Golf Bekijken	Urbanisatie	
	Dichtbij zee	
	Dicht bij winkels	
	Dichtbij stad	
	Dichtbij scholen	
	Dichtbij bos	
	Jachthaven	
	Dichtbij jachthaven	
<b>Zwembad</b>	<b>Meubilering</b>	<b>Keuken</b>
Gemeenschappelijk zwembad	Volledig gemeubileerd	Volledig ingerichte keuken
verwarmd zwembad		
private Pool		
<b>Tuin</b>	<b>Beveiliging</b>	<b>Parkeergelegenheid</b>
private Garden	Omheind complex	ondergrondse parkeergarage
Makkelijk te onderhouden tuin	24 -uurs beveiliging	garage
	Alarmsysteem	private Parking
	Elektrische rolluiken	More Than One
	Deurbel met intercom	
	Klus	
<b>Voorzieningen</b>	<b>Categorie</b>	
Elektriciteit	Vakantiehuis	
Drinkwater	Investering	
	Koopje	
	Golf	
	Luxe	
	Bestaande bouw	