



## Maison semi-défectée à vendre à Marbella

2 095 000 €

Référence: R5173798    Chambres: 4    Bain: 4    Terrain: 400m<sup>2</sup>    Construite: 290m<sup>2</sup>    Terrasse: 235m<sup>2</sup>





## Costa del Sol, Santa Clara

In a privileged location in East Marbella, right next to the prestigious Santa Clara Golf course, this extraordinary villa perfectly combines the Mediterranean lifestyle with the most modern residential comfort. Just a few minutes from the sandy beaches, Marbella's town centre and the exclusive Puerto Banús, you will enjoy a residential setting that offers peace, privacy, and excellent connections in equal measure. The villa features four comfortable bedrooms, all equipped with custom-built wardrobes and individual climate control. Three modern bathrooms, as well as a guest toilet, highlight the high level of functionality and design. The elegant living-dining area flows seamlessly into the open-plan designer kitchen, creating a welcoming atmosphere for a sophisticated lifestyle and convivial moments. From here, you have access to spacious terraces with pleasant views over the garden, the pool, the golf course and, in the distance, the mountains. In addition, there is a private solarium. All of this invites you to make the most of the Mediterranean climate. Two private parking spaces complete the offer. A special highlight is the integrated smart home system. Lighting, climate and other functions can be managed easily and intuitively, providing maximum comfort in everyday life. This villa combines high-quality architecture with cutting-edge technology and an unbeatable location. It is the ideal choice for those seeking elegance, comfort and lifestyle in perfect harmony.



## Spécification:

### Caractéristiques

Terrasse couverte  
Terrasse privée  
Salle de bain  
Double vitrage  
Réception 24 heures  
Armoires encastrées  
Wifi  
Buanderie  
Fibre optique  
Domotique  
Solarium  
Sauna

### Vues

Montagne  
Panoramique  
Jardin  
Piscine

Le golf

### Piscine

Communautaire  
Private

### Jardin

Communautaire  
Private  
Aménagé

### Services publics

Électricité  
Eau potable  
Téléphone

### Cote d'émission de CO2

A

### Orientation

Sud  
Sud-ouest

### Paramètre

Près du golf  
Urbanisation  
Près des écoles

### Meubles

Optional

### Sécurité

Complexe fermé  
Sécurité 24 heures  
Système d'alarme  
Stores électriques  
Téléphone d'entrée

### Catégorie

Luxe  
Revente  
Contemporain  
Le golf

### Contrôle du climat

Climatisation  
Cold A / C  
A / C chaud  
Chauffage central  
Salles de bain U / F / H  
Chauffage U / F

### Condition

Excellent

### Cuisine

Entièrement équipée

### Parking

Plus d'un  
Covered  
Communautaire

### Cote d'énergie

A