



# Semi-detacheret hus til salg i Marbella

2.450.000 €

Reference: R5274235   Soveværelser: 4   Badeværelser: 5   Grundstørrelse: 97m<sup>2</sup>   Byg Størrelse: 280m<sup>2</sup>   Terrasse: 55m<sup>2</sup>





## Costa del Sol, Marbella (town)

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:

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- ✓ 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



## Funktioner:

### Funktioner

Dækket terrasse  
Privat terrasse  
Opbevaringsrum  
Ensuite badeværelse  
Marmorgulve  
Dobbeltvindue  
Monterede garderober  
Trådløst internet  
Bryggers  
Grill  
Domotics  
Kælder

### Synspunkter

Hav  
Have  
Pool  
Golf

### Pool

Kommunal  
Opvarmet  
Privat

### Have

Privat  
Nem vedligeholdelse

### Hjælpeprogrammer

Elektricitet  
Drikkeligt vand

### Orientering

Syd  
Øst  
Sydøst

### Indstilling

Strandside  
Tæt på golf  
Tæt på havn  
Urbanisering  
Tæt på butikker  
Tæt på skoler  
Tæt på havet  
Tæt på byen  
Tæt på skov  
Tæt på marina  
Marina

### Møbel

Fuldt møbleret

### Sikkerhed

Gated kompleks  
24 timers sikkerhed  
Alarmsystem  
Elektriske persienner  
Indgangstelefon  
Sikker

### Kategori

Holiday Homes  
Investering  
Luksus  
Videresalg  
Forhandle  
Golf

### Klima kontrol

Aircondition  
Kold aircondition  
Varm aircondition  
Centralvarme  
U/f/h badeværelser  
U/f opvarmning

### Tilstand

Fremragende

### Køkken

Fuldt monteret

### Parkering

Underjordisk  
Garage  
Privat  
Mere end en