



MARBELLA  
C R I B S  
G R O U P

## Sea view villa in Santa Clara Golf, Marbella East

3.300.000€



**Ref**  
MCG1625

**Beds**  
5

**Baths**  
6

**Plot**  
1.137 m<sup>2</sup>

**Built**  
466 m<sup>2</sup>

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The sale price excludes costs and taxes. Buyers should also consider additional expenses, such as registration and notary fees, as well as a 7% ITP or, alternatively, a 10% VAT plus AJD (1.2% on the purchase price) for new properties, provided certain conditions are met. This information is subject to errors, omissions, changes, prior sale, or market withdrawal. An information sheet is available per Decree 218/2005 of October 11th.





<b>Ref</b>	MCG1625
<b>Bedrooms</b>	5
<b>Bathrooms</b>	6
<b>Status</b>	For Sale
<b>Type</b>	Villas
<b>Plot</b>	1.137 m <sup>2</sup>
<b>Built</b>	466 m <sup>2</sup>
<b>Terrace</b>	111 m <sup>2</sup>
<b>Price</b>	3.300.000€
<b>Location</b>	Marbella East









## About this property

This exceptional villa in Santa Clara Golf offers an unparalleled living experience, with sweeping panoramic views of the sea and the Santa Clara golf course, providing an ideal setting for a luxurious and serene lifestyle. Here are the key features of this remarkable property:

**Prime Location:** Situated on an expansive plot spanning over 1,100 square meters, this villa enjoys a privileged position with breathtaking sea views, complemented by the picturesque Santa Clara Golf course.

The villa boasts a generous 355 square meters of living space, ensuring ample room for comfortable living. Its open and luminous design enhances the overall sense of luxury.

The spacious open-plan living area is bathed in natural light, thanks to full-height Schüco windows that offer captivating sea vistas. The double-height ceilings in the living area contribute to an ambiance of grandeur. Additionally, there's a commodious dining room with an inviting open fireplace and a modern Italian kitchen equipped with top-tier appliances.

Featuring 5 spacious bedrooms, each with its own en-suite bathroom, the villa provides plenty of space for both family and guests, making it an ideal choice for hosting gatherings with friends and relatives.

The upper floor grants access to an expansive terrace spanning over 110 square meters, offering ample outdoor space. From the living room, you can step out onto sunny, sizable terraces and a beautifully landscaped garden with an automated irrigation system and a saltwater swimming pool, creating the perfect setting to enjoy the Mediterranean climate.

The villa also includes a spectacular basement featuring a stylish bar, a state-of-the-art gym furnished with Eleiko gym equipment, elevating your fitness routine to the next level. Additionally, there's a tastefully designed cinema room, enhancing the property's entertainment offerings and adding a touch of sophistication.

For ultimate comfort, the property is equipped with underfloor heating throughout, powered by a Daikin system that relies on water and the sustainable energy-saving aerothermia system. Individual Daikin hot/cold air-conditioning with thermostats and an Air zone system ensure personalized comfort. Furthermore, a home automation system and an alarm system are in place.

The property is being sold fully furnished and equipped, courtesy of the renowned interior designer Ambience, guaranteeing a high-quality and stylish interior.

## Contact Us

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