+34 610 31 79 42 info@estepona-invest.es

House ■ Marbella ■■■■■■■■■■: R5274235

■■■■■■■: 4 ■■■■■■: 5 M²: 280 ■■■■: 2 450 000 €

■■■■■■: ■■■■■■■■ ■■■: House ■■■■■■: ■■ ■■■■■■■

■■■■■■■■: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

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Beachfront, ■■■■■■■■ ■■■■■■ ■■■■■, None, ■■■■■■■ ■ ■■■■■■■, ■■■■■■■, ■■■■■■■■■■■■■■■■■■■, ■■■■■■■■, ■■■■ ■■ ■■■■■, ■■■■■■■■■ ■■■■■■ ■■■■■, ■■■■■■■■ ■■■■, None, Alarm system, 24H Security, ■■■■■■■■■■■■ ■■■■■■, Holiday Home, Investment, Luxury, Resale