



## Semi-Detached House for sale in Santa Clara, Marbella

**849,000 €**

Reference: R5257933   Bedrooms: 3   Bathrooms: 4   Plot Size: 317m<sup>2</sup>   Build Size: 207m<sup>2</sup>   Terrace: 22m<sup>2</sup>





## Costa del Sol, Santa Clara

In the heart of Santa Clara Golf, one of Marbella's most exclusive and established residential areas, lies this elegant semi-detached villa that combines privacy, tranquillity and open views of the golf course. The property features classic Mediterranean architecture, built with high-quality materials, offering an excellent base for those who wish to update or personalise it to a more contemporary style, without losing its essence. On the main floor, there is a bright kitchen with direct access to the garden, a guest bathroom and a spacious living-dining room with a fireplace, which opens onto a covered porch of approximately 22 m<sup>2</sup>, ideal for enjoying the natural surroundings and the garden surrounding the property. The upper floor has three double bedrooms with en-suite bathrooms, all with fitted wardrobes and marble bathrooms. The master bedroom also has a private west-facing terrace, from which you can enjoy spectacular sunsets, the sea on the horizon and the golf course. Located just a few minutes from the centre of Marbella and the best beaches in Marbella East, such as Los Monteros, as well as prestigious beach clubs, international schools and all amenities, this property is an excellent choice both as a primary residence and as an investment in one of the most promising areas of the Costa del Sol. In compliance with Decree 218/2005, of 11 October, which approves the Regulation on Consumer Information in the sale and rental of homes in Andalusia, the client is informed that the applicable notary, registration and tax expenses (ITP or VAT + AJD) and other expenses inherent to the sale are not included in the price.



## Features:

Features	Orientation	Climate Control
Covered Terrace	West	Cold A/C
Near Transport		Hot A/C
Private Terrace		Fireplace
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
WiFi		
Barbeque		
Views	Setting	Condition
Sea	Close To Golf	Good
Mountain	Urbanisation	
Panoramic	Frontline Golf	
Golf		
Pool	Furniture	Kitchen
Communal	Not Furnished	Fully Fitted
Garden	Security	Parking
Private	Gated Complex	Private
	24 Hour Security	Covered
	Electric Blinds	
	Entry Phone	
Utilities	Category	
Electricity	Holiday Homes	
Drinkable Water	Investment	
Telephone	Golf	