



## DVOJDOMEK 3 LOŽNICE

📍 Santa Clara

REF# R5257933 – 849.000€

IBI

1363 €/YEAR

Community

2280 €/YEAR



3  
Ložnice



4  
Koupelny



207 m<sup>2</sup>  
Built



317 m<sup>2</sup>  
Plot



22 m<sup>2</sup>  
Terrace

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.



