



# Duplex in Marbella

Price € 849,000

Bedrooms	3
Bathrooms	3
Build Size	175 m <sup>2</sup>
Terrace	48 m <sup>2</sup>
Plot Size	223 m <sup>2</sup>

## SETTING

- ✓ Close To Golf
- ✓ Close To Schools
- ✓ Urbanisation

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Excellent

## POOL

- ✓ Communal
- ✓ Children`s Pool

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

## VIEWS

- ✓ Sea
- ✓ Mountain
- ✓ Panoramic

## FEATURES

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Utility Room
- ✓ Double Glazing
- ✓ Lift
- ✓ WiFi
- ✓ Ensuite Bathroom
- ✓ 24 Hour Reception
- ✓ Fitted Wardrobes
- ✓ Storage Room
- ✓ Access for people with reduced mobility
- ✓ Fiber Optic

## FURNITURE

- ✓ Part Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal

## SECURITY

- ✓ Gated Complex
- ✓ 24 Hour Security

## PARKING

- ✓ Underground
- ✓ More Than One
- ✓ Garage
- ✓ Private
- ✓ Covered
- ✓ EV charge point

## CATEGORY

- ✓ Golf
  - ✓ Luxury
  - ✓ Resale
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### Spectacular 3-Bedroom Duplex with 180° Sea Views | Santa Clara Golf, Marbella | Energy Rating A

A unique opportunity to acquire a fully renovated, move-in ready duplex in the prestigious gated community of Santa Clara Golf, one of Marbella's most sought-after residential addresses – and just minutes from Spain's first Waldorf Astoria resort, currently under development.

Spread over two floors, this exceptional property offers 141m<sup>2</sup> of enclosed living space, plus a 24m<sup>2</sup> covered porch and an additional 48m<sup>2</sup> open terrace, totaling over 213m<sup>2</sup> of usable space. The 180-degree panoramic sea views from the upper floor and terrace are simply breathtaking – a truly exceptional feature for this price range in Marbella.

#### Main Features:

- 3 bedrooms, 2 full bathrooms and 1 toilet, distributed over two floors (ground and upper)
- Fully renovated kitchen with modern appliances
- Energy Certification Class A - one of the most energy-efficient homes in the development
- Solar panels installed - significant reduction in electricity costs
- Water filtration system
- Home automation system with integrated security
- 180° panoramic sea views from both floors and the terrace
- Covered porch off the living room (24m<sup>2</sup>) and private open terrace (48m<sup>2</sup>)
- 2 parking spaces: 1 covered and 1 uncovered, both directly under the property
- Private storage room in the parking area and additional storage space within the property
- Electric vehicle charging point installed in the covered parking space

#### Community and Location:

- Gated community with 24-hour security and video surveillance
- Olympic-size communal swimming pool with professional lifeguard service
- Spacious private garden areas, perfect for Bike rides, picnics, and outdoor leisure activities
- Frontline Golf Course

Duplex, Marbella, Costa del Sol.

3 Bedrooms, 3 Bathrooms, Built 175 m<sup>2</sup>, Terrace 48 m<sup>2</sup>.

Setting : Close To Golf, Close To Schools, Urbanisation.

Orientation : South.

Condition : Excellent.

Pool : Communal, Children`s Pool.

Climate Control : Air Conditioning, Hot A/C, Cold A/C.

Views : Sea, Mountain, Panoramic.

Features : Covered Terrace, Lift, Fitted Wardrobes, Private Terrace, WiFi, Storage Room, Utility Room, Ensuite

Bathroom, Access for people with reduced mobility, Double Glazing, 24 Hour Reception, Fiber Optic.

Furniture : Part Furnished.

Kitchen : Fully Fitted.

Garden : Communal.

Security : Gated Complex, 24 Hour Security.

Parking : Underground, Garage, Covered, More Than One, Private, EV charge point.

Category : Golf, Luxury, Resale.

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# GALLERY





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