

Marbella / El Rosario

# Luxury townhouses next to Santa Clara Golf Course

Property ID: ES21385330



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**PURCHASE PRICE: 1.325.000 EUR • LIVING SPACE: ca. 313 m<sup>2</sup>**

Property ID: ES21385330 - 29600 Marbella / El Rosario

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## At a glance

Property ID	ES21385330	Purchase Price	1.325.000 EUR
Living Space	ca. 313 m <sup>2</sup>	Usable Space	ca. 0 m <sup>2</sup>
Available from	According to the arrangement		
Bedrooms	4		
Type of parking	2 x Garage		

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## Energy Data

Type of heating Underfloor heating



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# The property

Vivienda 01 PBa  
Vivienda: 4D+1, T1

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**SUPERFICIES**

Superficie útil interior	313 m <sup>2</sup>
Superficie construida interior	361 m <sup>2</sup>
Superficie construida exterior	88 m <sup>2</sup>
Superficie construida pp2C	450 m <sup>2</sup>
Superficie ajardinada	152 m <sup>2</sup>

**DECRETO 218/2005**

Superficie útil	345 m <sup>2</sup>
Superficie construida	362 m <sup>2</sup>

**LOCALIZACIÓN**  
Sector USP-RR-10 HOSPITAL, Parcela 2.6, Marbella, Málaga.

Jardín sobre terreno natural  Jardín sobre losa  Jardín - 30% pendiente

A GRÁFICA

B

BAÑO I 9.87 m<sup>2</sup>

DORMITORIO I 23.35 m<sup>2</sup>

DISTRIBUIDOR 6.93 m<sup>2</sup>

BAÑO III 5.88 m<sup>2</sup>

DORMITORIO III 16.69 m<sup>2</sup>

BAÑO II 8.93 m<sup>2</sup>

DORMITORIO II 15.75 m<sup>2</sup>

TERRAZA 12.12 m<sup>2</sup>

TERRAZA I 2.00 m<sup>2</sup>

BAÑO III 5.88 m<sup>2</sup>

DORMITORIO III 16.69 m<sup>2</sup>

BAÑO II 8.93 m<sup>2</sup>

DORMITORIO II 15.75 m<sup>2</sup>

TERRAZA 12.12 m<sup>2</sup>

TERRAZA I 2.00 m<sup>2</sup>

COMEDOR 24.38 m<sup>2</sup>

COCINA 10.49 m<sup>2</sup>

SALÓN 38.83 m<sup>2</sup>

HALL 10.12 m<sup>2</sup>

DISTRIBUIDOR I 2.80 m<sup>2</sup>

BAÑO IV 4.64 m<sup>2</sup>

DORMITORIO IV 11.97 m<sup>2</sup>

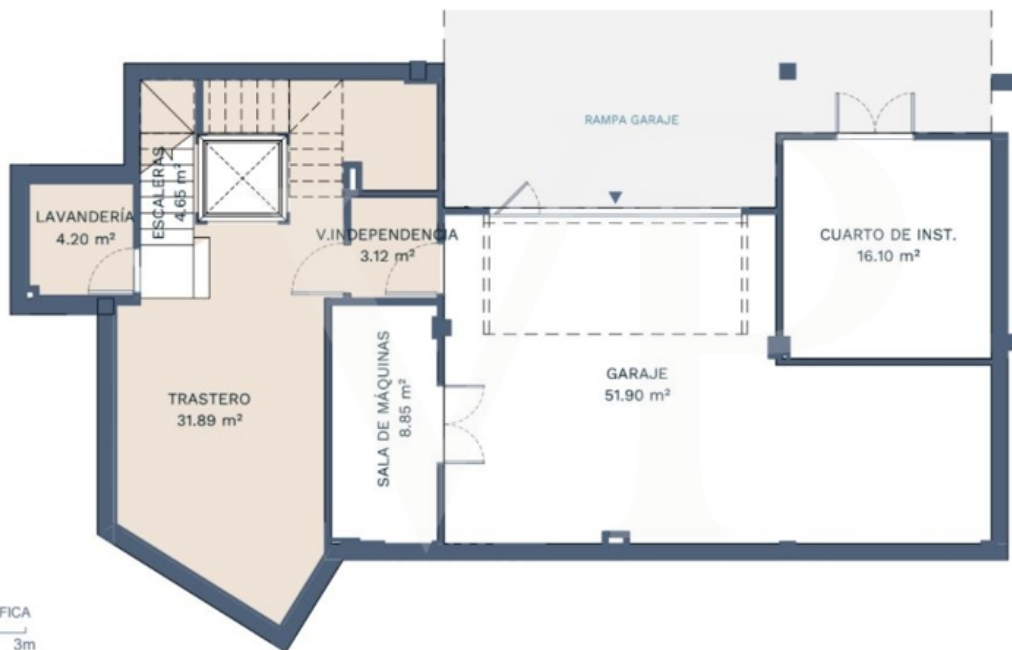
PORCHE 24.31 m<sup>2</sup>

TERRAZA II 14.34 m<sup>2</sup>



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## The property



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## A first impression

A project of 20 semi-detached houses that seeks full integration between nature and architecture, enhancing the design of the complex. Modernity is embodied in the way the spaces are combined, achieving an harmony between functionality, energy efficiency and technology that constitute a synthesis of the project's objectives. Designed by Manuel Burgos Arquitectos, these homes have 4 bedrooms, 3 are en-suite, and a fully equipped kitchen open to the living room. The flooring of these homes in the hall, living rooms, bedrooms and corridors will be porcelain stoneware, chosen to optimise the performance of the underfloor heating system, in a format 100 x 100 cm on the ground floor and 20 x 120 cm on the first floor. Bathrooms; the walls of the bathrooms, both main and secondary, will be tiled in ceramic stoneware in 40 x 120 cm format, combined with the porcelain stoneware flooring that is continuous with the rest of the dwelling. The homes can be personalised by choosing between three different environments to decorate. Terraces and/or private gardens; All terraces will have a water connection and will include a power socket. The terraces with access to the living room will also have a television socket. Plumbing and sanitation; the plumbing installation will include the water inlets for each appliance in bathrooms, kitchen (kitchen sink) and kitchen sink. sanitary fittings in bathrooms, kitchen (sink and dishwasher) and drying area (washing machine and tumble dryer). The dwelling will have a general stopcock and independent stopcocks in each wet room. wet room. Hot water will be produced by means of an aerothermal system of maximum energy efficiency. Smart home; including a home automation system that can be easily controlled through these options: 1. Your app on your phone or tablet, regardless of where you are in the world. 2. Wall-mounted keypad. 3. Voice control using a home control device such as. Apple Homekit, Google Home or Amazon Echo. 4. Using more traditional forms, such as light switches or TV remote control. Nature is very present and only native species have been used in the design of the green areas. In this way, integration with the environment is both functional and attractive to the eye. In the same vein, different aromatic plants have also been carefully selected and incorporated into the design. aromatic plants have also been carefully selected and incorporated into the gardens.

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## Details of amenities

Among the qualities that have these houses, we have: aerothermal, double flow ventilation with heat recovery, underfloor heating. Double glazing with thermal break. Concierge service; available 24 hours a day. Café; this would be one of the social points of the development. Coworking: area designed for those who want to work from home but away from home at the same time. Exclusive offices have been designed for free use only by residents.

Gym: Exclusive area for residents equipped for physical training in the development's own facilities. Running circuit: a 1.5 km route has been designed.

Indoor swimming pool, 4 outdoor swimming pools, variety of options and sizes according to the different needs of each moment. Spa and sauna.

24 hour security.

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## All about the location

A true undiscovered paradise, Marbella East is the ideal place for those seeking the authentic Mediterranean essence of the Costa del Sol without sacrificing connections to the main towns and cities in the surrounding area. An excellent location to enjoy a relaxed and healthy lifestyle with the best beaches just a stone's throw away. Los Monteros or Santa Clara, one of the most sought after residential areas of Marbella, is located to the East of Marbella, about 15 minutes drive from the centre of Marbella and about 40 minutes from Malaga International Airport. Los Monteros is located on the beach side and is known for its exclusive villas, beautiful sandy beaches and 24 hour security service. The famous hotel "Los Monteros" with its modern beach club "La Cabane" is known for its service and entertainment. In the immediate vicinity there are several renowned golf courses as well as international schools.

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## Contact partner

For further information, please contact your contact person:

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