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# Villa in Estepona

Reference: R4964905




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| Bedrooms: 4 | Bathrooms: 3 | M² Build size: 232 | Price: 1,850,000 € |
| Status: Sale | Property Type: Villa | Parking places: by request | M² Plot Size: 627 |

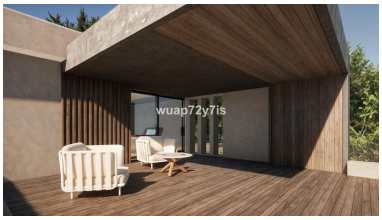












Overview:

Welcome to an unparalleled opportunity to own a piece of paradise on the coveted Costa del Sol. Luxury Realty is proud to present this magnificent new development: a detached villa project designed to epitomize luxury, comfort, and sophisticated coastal living. Nestled in the highly sought-after Arena Beach area of Estepona, this property represents the pinnacle of modern architecture and impeccable functionality. With prices set at a premium of 1,850,000 €, this exclusive offering boasts 4 spacious bedrooms, 3 luxurious bathrooms, and an expansive built size of 232.00 m², all meticulously crafted to deliver your dream home.

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## Discover Estepona: The Garden of the Costa del Sol

Estepona, a true jewel in Southern Spain, is renowned as the "Garden of the Costa del Sol." This vibrant municipality beautifully blends traditional Andalusian charm with modern amenities, offering residents and visitors an exceptional quality of life. Its picturesque old town, with its flower-filled streets and charming plazas, contrasts elegantly with a state-of-the-art marina and kilometers of pristine beaches. Estepona's commitment to preserving its natural beauty while embracing contemporary living makes it an ideal location for those seeking both tranquility and a dynamic lifestyle. The region benefits from over 320 days of sunshine a year, creating the perfect climate to enjoy its world-class golf courses, exquisite gastronomy, and a plethora of outdoor activities.

The villa's prime location in Arena Beach ensures residents enjoy the best of Estepona. Just a short distance from the inviting Mediterranean Sea, you are afforded both serene privacy and convenient access to the beach. This coveted area is celebrated for its peaceful atmosphere while remaining exceptionally well-connected to essential services, boutique shops, gourmet restaurants, and a vibrant cultural scene. Furthermore, its strategic position on the Costa del Sol provides easy access to the glitz and glamour of Marbella and Puerto Banús, and international airports, ensuring seamless travel and connectivity to the wider world. Investing in Arena Beach is not just acquiring a property; it's securing a lifestyle in one of Spain's most desirable coastal destinations.

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## Architectural Brilliance and Sophisticated Design

This luxurious single-family villa is a testament to contemporary design principles, where every element has been thoughtfully conceived to maximize natural light and foster a seamless indoor-outdoor flow. The architecture is characterized by clean lines, expansive glass surfaces, and a harmonious integration with its natural surroundings. Built on a generous 627 m² plot, the villa offers ample space for relaxation, recreation, and alfresco living, all while maintaining a strong emphasis on privacy and exclusivity. The total built area of 232.00 m² is intelligently distributed over two elegant stories, promising both spaciousness and intimate comfort for its discerning occupants.

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## Exquisite Interiors Tailored for Modern Living

Step inside this magnificent villa to discover sophisticated interiors that blend elegance with functionality. The ground floor is an entertainer's dream, featuring a brilliantly designed open-plan kitchen and dining area, perfect for culinary adventures and social gatherings. Adjacent to this, a stylish main living room provides a comfortable and inviting space for relaxation, bathed in natural light. For added versatility, a secondary lounge offers an alternative space, ideal for a media room, library, or informal sitting area. A dedicated office ensures productivity for those working from home, while a utility bathroom and laundry room add to the practical convenience of daily life. High ceilings and premium finishes throughout enhance the sense of grandeur and refinement.

Ascending to the first floor, you will find the private quarters, thoughtfully designed as a sanctuary of rest and rejuvenation. The master suite is a true highlight, boasting a spacious bedroom, a lavish private bathroom, and an extensive dressing room, offering an indulgent experience of comfort and privacy. Two additional spacious bedrooms provide ample accommodation for family or guests, each designed with comfort and elegance in mind. Both floors are complemented by expansive terraces, accessible from various rooms, offering breathtaking panoramic views of the glistening Mediterranean Sea, majestic mountains, and the charming Estepona skyline. These outdoor havens are perfect for enjoying morning coffee, sunbathing, or savoring spectacular sunsets with a refreshing drink.

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## An Outdoor Oasis and Unmatched Convenience

The exterior of this villa is an equally impressive extension of its luxurious interior. The generous 627 m² plot provides an exceptional outdoor oasis, thoughtfully designed for leisure and entertainment. A magnificent terrace beckons you to step outside, where it overlooks a stunning private swimming pool, inviting you to cool off under the Mediterranean sun. Adjacent to the pool, a luxurious Jacuzzi offers the perfect spot for unwinding and relaxation. This outdoor space is ideal for alfresco dining, hosting vibrant gatherings, or simply enjoying the tranquility of your private paradise. The careful landscaping potential ensures that your outdoor environment will be as beautiful and functional as the interior.

Practicality and convenience are seamlessly integrated into the design. The property benefits from a private, semi-covered parking area, ensuring secure and easy access for vehicles. An intelligently designed ramp further enhances accessibility, making daily routines effortless. Furthermore, this eco-friendly home is meticulously designed with urban zoning compliance, maintaining a generous 3-meter setback from all private boundaries. This strategic planning not only ensures optimal privacy and exclusivity for residents but also contributes to a more sustainable and aesthetically pleasing community environment, offering peace of mind and an elevated living experience.

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This magnificent villa offers a harmonious blend of luxurious comfort and cutting-edge design, promising an unparalleled lifestyle on the beautiful Costa del Sol. It is more than just a home; it is a gateway to a dream, an investment in quality of life, and a testament to sophisticated living in Estepona's sought-after Arena Beach. Priced at 1,850,000 €, with 4 bedrooms, 3 bathrooms, and 232.00 m² of built space, this property is an exclusive offering from Luxury Realty, poised to become your ultimate Mediterranean haven.

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Features:

None, New development, Pool, Heating, Sea views, Private garden, None, Alarm system, Parking, None