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Luxury Realty
real estate

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# Villa in Estepona

Reference: R5134837



Bedrooms: 4
Bathrooms: by request
M² Build size: 316
Price: 1,395,000 €
Status: Sale
Property Type: Villa
Parking places: by request
M² Plot Size: 495













Overview:

Welcome to an extraordinary opportunity presented by Luxury Realty: a magnificent, brand-new villa ideally situated in the captivating coastal town of Estepona, nestled in the heart of Southern Spain's famed Costa del Sol. This remarkable property embodies contemporary elegance and offers an exclusive lifestyle, perfectly blending modern design with the serene beauty of its surroundings. Designed for discerning individuals seeking comfort, sophistication, and a prime location, this villa promises a living experience that transcends the ordinary.

Boasting a thoughtful west orientation, this villa ensures an abundance of natural light throughout the day and provides residents with breathtaking sunsets over the picturesque Andalusian landscape. With a generous built area of 316 m² set upon a substantial 495 m² plot, the property offers ample space for luxurious living, both indoors and out. Its meticulous design and superior construction quality set a new benchmark for upscale residences in the region, inviting you to create cherished memories in a truly exceptional home.

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## Exquisite Interior Design and Modern Comforts

Step inside this architectural marvel to discover a meticulously crafted interior featuring 4 spacious bedrooms, designed as tranquil retreats for relaxation. The villa includes 3 lavish bathrooms, with 2 exquisitely appointed en-suite bathrooms offering ultimate privacy and convenience, complemented by an additional guest toilet. The living spaces are conceived for both grandeur and functionality, highlighted by a dedicated dining room perfect for entertaining, and seamless integration with the fully fitted and equipped kitchen, ready for culinary explorations. The kitchen, a true chef's delight, features top-of-the-line appliances and sleek finishes.

Further enhancing the property's allure is a versatile basement, offering endless possibilities as a private cinema, wine cellar, or additional living area. A dedicated guest room provides comfortable accommodation for visitors, ensuring their stay is as luxurious as your own. Modern comforts are paramount, with efficient air conditioning systems ensuring year-round climate control, while underfloor heating in the bathrooms adds a touch of indulgence during cooler months. Practical amenities include a dedicated laundry room, a robust water tank system, and convenient internet - Wi-Fi connectivity throughout the property. The attention to detail extends to elegant electric blinds and custom-fitted wardrobes in the bedrooms, providing both style and practical storage solutions, all contributing to an effortlessly sophisticated living environment.

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## A Private Oasis with Breathtaking Panoramic Views

The exterior of this villa is an equally impressive extension of its interior luxury, designed to maximize enjoyment of the glorious Mediterranean climate. At its heart lies a private swimming pool, offering a refreshing escape, with the added luxury of being heated for year-round enjoyment. The beautifully landscaped private garden, complete with an automatic irrigation system, provides a lush, verdant backdrop, creating a serene sanctuary for relaxation and outdoor entertaining. Multiple private terraces, including both covered and uncovered areas, invite alfresco dining, sunbathing, or simply unwinding with a good book while soaking in the spectacular surroundings.

From various vantage points, residents are treated to a symphony of breathtaking views: tranquil country vistas, majestic mountain ranges, verdant golf courses, and the sparkling pool create a picturesque panorama. The design incorporates elegant glass doors that seamlessly merge the indoor and outdoor living areas, enhancing the sense of space and natural light. For convenience, the property includes a private garage with ample space for 1 vehicle, ensuring secure parking. This outdoor haven is truly a place where you can savour the beauty of Southern Spain from the comfort of your own home, making every moment an experience to cherish.

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## Prime Location: The Heart of Estepona, Southern Spain

This magnificent villa is perfectly positioned in Estepona, an enchanting town on the western Costa del Sol, celebrated as the "Garden of the Costa del Sol" for its vibrant floral displays and beautifully maintained historic centre. Estepona offers an authentic Andalusian charm combined with modern amenities, making it an ideal location for both permanent residence and holiday escapes. The property boasts unparalleled proximity to an array of essential and leisure facilities, ensuring a lifestyle of convenience and enjoyment. You'll find amenities and transport links nearby, making daily commutes and errands effortless.

For families, the villa is ideally situated close to schools and children's playgrounds. Golf enthusiasts will revel in the fact that it is close to several prestigious golf courses, offering world-class facilities right on your doorstep. The allure of the Mediterranean Sea is just moments away, with easy access to beautiful beaches, allowing for spontaneous dips in the sea or leisurely strolls along the shoreline. Furthermore, its strategic location places it close to bustling shops, the charming town centre with its traditional tapas bars and boutiques, and the vibrant port, a hub of activity and fine dining. This privileged position in Southern Spain provides excellent connectivity to Malaga and Gibraltar airports, putting you within easy reach of international travel, truly offering the best of both worlds – a tranquil haven with the vibrant Costa del Sol at your fingertips.

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## Security, Smart Living, and an Unrivalled Lifestyle

At Luxury Realty, we understand that peace of mind is paramount. This villa is equipped with a comprehensive 24-hour security service and surveillance cameras, providing an elevated sense of safety and security for you and your loved ones. Beyond security, the property integrates elements of smart living, including the aforementioned automatic irrigation system and electric blinds, enhancing convenience and efficiency in your daily life. The Dolby Stereo Surround System transforms the living areas into an immersive entertainment hub, perfect for movie nights or enjoying your favourite music.

This brand-new villa represents more than just a home; it's a gateway to an exclusive lifestyle defined by luxury, comfort, and an enviable location. It is partly furnished, offering the perfect balance for you to infuse your personal style while benefiting from high-quality existing pieces. Experience the best of what Estepona and the Costa del Sol have to offer from this magnificent residence. Luxury Realty is proud to present this exceptional property, inviting you to discover your dream home in Southern Spain. Contact us today to arrange a private viewing and embark on your journey to unparalleled luxury living.

Features:

None, New development, Pool, Air conditioning, Mountain views, None, Private garden, 24H Security, Parking