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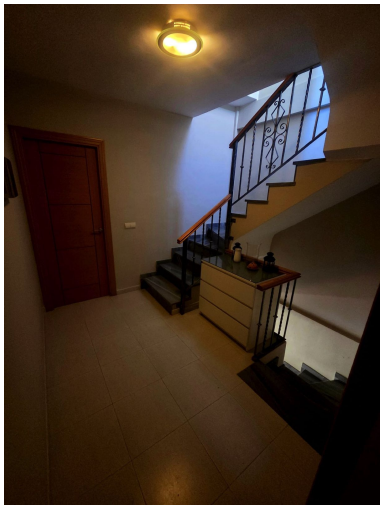
Villa in Estepona

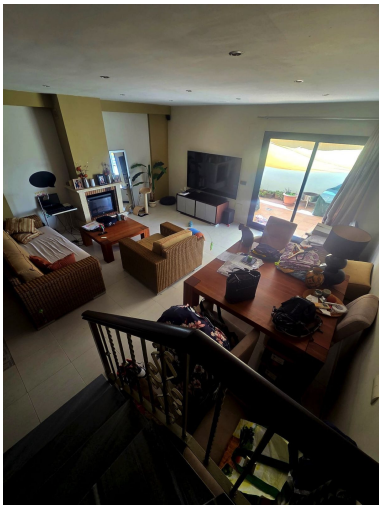
Reference: R5204659



Bedrooms: 3
Bathrooms: 4
M² Build size: 300
Price: 740,000 €
Status: Sale
Property Type: Villa
Parking places: by request
M² Plot Size:





Overview:

Welcome to an unparalleled opportunity for refined living on Spain's coveted Costa del Sol. Luxury Realty proudly presents this magnificent semi-detached chalet, perfectly positioned in the highly sought-after Calvario neighbourhood of Estepona. This is more than just a home; it's a gateway to an enviable Mediterranean lifestyle, where sun-kissed days meet the vibrant culture of Southern Spain. Nestled on the tranquil Calle Juan Guerrero Díaz, this residence offers a serene escape without compromising on the convenience of a truly central location.

Estepona, often celebrated as "The Garden of the Costa del Sol," epitomizes the charm of Andalucía. This property places you right at its heart. Imagine a leisurely five-minute stroll leading you directly into Estepona's enchanting old town, a labyrinth of white-washed streets adorned with vibrant flowerpots, leading to quaint boutiques, authentic tapas bars, and bustling local markets. The air here is rich with history and the aroma of fresh regional produce, inviting you to immerse yourself in Spanish tradition.

For those who cherish the sea, a mere ten-minute walk unveils the pristine sands of Playa de la Rada, Estepona's expansive main beach, offering endless opportunities for sunbathing, swimming, and watersports. Adjacent to it lies the lively marina, a hub of activity with its array of yachts, waterfront restaurants, and sophisticated bars, perfect for an evening aperitif as the sun dips below the horizon. The very essence of coastal living in Southern Spain is at your fingertips.

Adding to its unparalleled location, the expansive Parque del Calvario, Estepona's largest green oasis, is quite literally on your doorstep. This urban sanctuary boasts cascading waterfalls, serene lakes, and beautifully shaded pergolas, creating idyllic spots for family picnics, invigorating morning jogs, or simply unwinding amidst nature's tranquility. The convenience extends further with top-rated schools, well-stocked supermarkets, exquisite restaurants, and the modern Felipe VI Auditorium all within easy reach. Furthermore, seamless access to the A-7 motorway ensures effortless journeys to the glamorous city of Marbella or the bustling international airport of Málaga, firmly connecting you to the best of what Southern Spain has to offer.

The Residence: A Masterpiece of Modern Mediterranean Design

This architecturally significant semi-detached chalet is a testament to sophisticated design and meticulous craftsmanship. Spanning five generous levels, it boasts an impressive 300 m² of built space, with 250 m² of highly functional usable area. Originally built in 2007 and subsequently expanded and fully modernised by the original builder, this property offers a contemporary aesthetic seamlessly blended with enduring quality. Its optimal east-west orientation ensures an abundance of natural light bathes every corner of the home throughout the day, creating an uplifting and inviting atmosphere.

Interior Opulence and Thoughtful Layout

Upon entering, the ground floor welcomes you into a realm of culinary excellence. Here, a high-end, fully equipped kitchen stands ready to inspire, featuring premium appliances and elegant finishes. This culinary haven flows effortlessly into an inviting living room, complete with a charming fireplace – the perfect sanctuary for relaxation or intimate gatherings. A convenient guest cloakroom on this level adds to the functionality.

Ascending to the first floor reveals the heart of the home's social spaces. A spacious lounge-diner provides an expansive area for entertaining, with direct access to a private terrace and balcony. These outdoor retreats are ideal for al fresco dining, enjoying the gentle Mediterranean breeze, or simply savouring a morning coffee in complete privacy. The design prioritizes indoor-outdoor living, a hallmark of the Estepona lifestyle.

The upper levels are dedicated to private serenity, housing three generously proportioned double bedrooms, each thoughtfully fitted with ample wardrobes. The crowning jewel is the luxurious master suite, a true sanctuary featuring an extensive walk-in wardrobe and a sumptuous en-suite bathroom, offering a private spa-like experience within your own home. In total, the residence boasts four stylish bathrooms and two indulgent Jacuzzis, ensuring comfort and luxury for residents and guests alike. A versatile storage room provides practical solutions for organization.

Beneath the main living areas, a secure double garage offers hassle-free parking and additional storage potential, a valuable asset in this sought-after location. For ultimate year-round comfort, the entire chalet benefits from state-of-the-art air conditioning, ensuring a cool haven during the sunniest months on the Costa del Sol.

A Turnkey Luxury Investment in Estepona

This exquisite chalet is offered fully furnished, complete with all designer pieces as showcased in the accompanying photographs. This means a seamless, turnkey transition for its new owners, allowing for immediate enjoyment of its sophisticated interiors and prime location. Built to last with premium finishes, including elegant marble floors and robust double glazing, the property embodies refined coastal elegance from every angle.

Whether you are a family seeking a spacious and amenity-rich permanent residence, retirees dreaming of a tranquil yet vibrant coastal retreat, or a savvy investor looking to capitalize on Estepona's booming property market, this chalet presents an unparalleled opportunity. Embrace the idyllic "Garden of the Costa del Sol" lifestyle: endless blue skies, a rich calendar of cultural festivals, and unparalleled proximity to some of the world's finest golf courses. This magnificent property is more than a home; it's an investment in a distinguished lifestyle in one of Southern Spain's most desirable destinations. Your dream home awaits – contact Luxury Realty today to arrange a private viewing and step into a world of sophisticated Mediterranean living.

Features:

None, Air conditioning, Mountain views, None, Alarm system, Parking