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# Villa in Estepona

Reference: R5462059



Bedrooms: 3

Bathrooms: 2

M² Build size: 98

Price: 825,000 €

Status: Sale

Property Type: Villa

Parking places: by request

M² Plot Size: 540













Overview:

## Exquisite Single-Level Villa: Panoramic Sea Views & Private Oasis in Puerto Romano, Estepona

Discover an unparalleled lifestyle of serene luxury within this captivating single-level villa, perfectly nestled in the tranquil and highly coveted neighbourhood of Puerto Romano, Estepona. This exceptional property is a testament to refined Mediterranean living, offering an idyllic blend of privacy, comfort, and sophisticated convenience, all while being immersed in the vibrant beauty of Southern Spain. Perched on a generous 540m² plot, this meticulously maintained residence presents 98m² of elegantly designed interior living space, seamlessly complemented by a 19m² covered terrace, creating an inviting flow between indoor and outdoor realms. Whether envisioned as a permanent haven, a luxurious holiday retreat, or a premium rental investment, this villa promises an enviable lifestyle.

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### An Interior Sanctuary of Comfort and Style

Step inside this charming villa to find a thoughtfully laid-out interior, designed for ease of living and imbued with an abundance of natural light. The single-level architecture ensures effortless accessibility, making daily life a seamless experience without the need for stairs.

Refined Living Spaces:

The heart of the home features a welcoming living area that naturally extends to the covered terrace, fostering an open and airy ambiance perfect for relaxation or entertaining. The design encourages connection with the beautiful outdoor surroundings, characteristic of the quintessential Mediterranean experience.

Three Elegantly Appointed Bedrooms:

Each of the three bright bedrooms serves as a peaceful sanctuary, thoughtfully equipped with fitted built-in wardrobes that provide ample and discreet storage solutions. These well-proportioned rooms offer comfort and tranquility, promising restful nights.

Two Luxurious Bathrooms:

The villa boasts two well-appointed bathrooms, including a spacious master bedroom complete with a private en-suite bathroom. This private haven offers a touch of personal luxury, designed for comfort and convenience.

Fully Fitted Culinary Kitchen:

The fully fitted kitchen stands ready for immediate use, offering an efficient layout with ample storage and generous workspace. It is perfectly equipped for preparing gourmet meals or casual dining, catering to all culinary aspirations.

Year-Round Climate Control:

For ultimate comfort in every season, the villa is fitted with efficient split-system air conditioning units, ensuring a pleasant indoor climate year-round, whether you desire a cool reprieve from the summer sun or warmth during cooler months.

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### Outdoor Oasis & Mediterranean Allure

The exterior of this villa is an absolute delight, meticulously designed to embrace the glorious Mediterranean climate and enhance the joy of outdoor living. It presents a private oasis for relaxation, entertainment, and soaking in the breathtaking scenery.

Panoramic Roof Solarium:

A true crown jewel of this property is its expansive roof solarium. This elevated retreat offers sweeping, uninterrupted panoramic views that capture the majestic expanse of the Mediterranean Sea and the dramatic beauty of the surrounding mountains. It serves as an exceptional vantage point for sunbathing in absolute privacy, enjoying morning coffee with a view, or most spectacularly, witnessing unforgettable sunsets paint the sky – a truly magical setting for evening cocktails and intimate gatherings.

Sparkling Private Pool & Lush Gardens:

The villa's exterior boasts a generously sized private swimming pool, inviting residents to indulge in refreshing dips on warm days. The pool area is surrounded by ample terracing for sunbathing, creating a perfect spot to unwind. Complementing the pool are lush, mature gardens that offer a verdant backdrop, providing both beauty and a sense of tranquility. Adjacent to this leisure area is an established barbecue zone, thoughtfully designed for al-fresco dining and lively outdoor entertaining with friends and family.

Charming Covered Terrace:

Extending from the living area, the charming covered terrace provides an ideal space for al-fresco breakfast, shaded afternoon lounging, or evening dinners. It acts as a seamless extension of the interior living space, offering comfort and shelter while allowing you to fully appreciate the peaceful surroundings of your private garden.

Private Off-Street Parking:

For convenience and peace of mind, the property includes private off-street parking, ensuring secure accommodation for your vehicle.

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### Location: The Quintessence of Estepona Living in Southern Spain

Situated in the peaceful and prestigious enclave of Puerto Romano, this villa enjoys an unbeatable location within Estepona, a jewel of the Costa del Sol in Southern Spain. Estepona, often celebrated as the "Garden of the Costa del Sol," beautifully blends traditional Andalusian charm with modern sophistication. Its enchanting historic centre, adorned with vibrant flowerpots, whitewashed streets, and picturesque plazas, offers an authentic Spanish experience, while its modern infrastructure ensures every convenience is at hand.

Exclusive Residential Enclave:

Puerto Romano is renowned for its tranquil residential atmosphere, offering a serene escape from the bustle yet remaining remarkably well-connected. Residents benefit from the peace of a quiet neighbourhood combined with immediate access to Estepona's numerous attractions.

Moments from Pristine Beaches & Luxury Beach Clubs:

You are just minutes away from the pristine shores of the Mediterranean Sea and the newly revitalized Laguna Beach. This stunning beachfront destination boasts an array of sophisticated restaurants, chic boutiques, and exclusive beach clubs, providing a luxurious setting for dining, relaxation, and entertainment by the sea.

Effortless Daily Convenience:

While offering profound tranquility, this villa remains exceptionally well-connected to all essential local amenities. Premium supermarkets, convenient services, and a selection of casual dining options are just a short drive away, ensuring that daily necessities are effortlessly within reach without compromising the peaceful residential feel of Puerto Romano.

Proximity to Estepona Town & Marina:

A brief and pleasant drive transports you to central Estepona town. Here, you can immerse yourself in the vibrant atmosphere of its bustling marina, explore a wide selection of gourmet restaurants and traditional tapas bars, discover charming boutique shops, or visit the renowned Orchidarium. The town's beautiful palm-lined promenade offers delightful strolls, connecting you to the heart of authentic Spanish coastal life.

A Golfer's Paradise:

For the avid golfer, Estepona is a veritable paradise. The villa's strategic location provides quick and easy access to some of the finest championship golf courses on the Costa del Sol. Enthusiasts can enjoy world-class fairways, stunning Mediterranean backdrops, and challenging greens just moments from their doorstep, making it an ideal base for golf lovers.

Connectivity to the Best of Southern Spain:

Estepona's prime position on the sun-drenched coast of Southern Spain means enjoying over 320 days of sunshine annually, a temperate climate, and a rich cultural heritage. The villa offers excellent connectivity to the cosmopolitan hubs of Marbella and the glamorous Puerto Banús, both just a short drive away, offering world-class shopping, dining, and nightlife. Furthermore, Malaga International Airport is easily accessible, ensuring seamless travel connections to and from this idyllic Mediterranean retreat.

This charming villa in Puerto Romano offers more than just a home; it presents a coveted lifestyle defined by comfort, beauty, and convenience, all set against the breathtaking backdrop of Southern Spain.

Features:

None, Pool, Air conditioning, Heating, Sea views, Mountain views, Private garden, None, Parking, Holiday Home, Investment, Resale