+34 604 489 646
info@luxury-realty.com
luxury-realty.com



ESTEPONA

1,740,000 €

REFERENCE R4597402

# An Exquisite Andalusian Retreat: Panoramic Views & Timeless Elegance in Estepona

| 4 | 3 | 165 m² | 10,000 m² | 30 m² |
|---|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | PLOT | TERRACE |











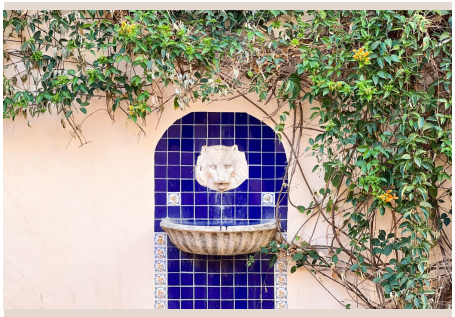

# Description

## An Exquisite Andalusian Retreat: Panoramic Views & Timeless Elegance in Estepona

Presented by Luxury Realty, this magnificent finca-style villa offers an unparalleled opportunity to embrace serene luxury in one of Southern Spain's most coveted locations. Nestled on the tranquil, verdant outskirts of Estepona, a charming jewel known as the 'Garden of the Costa del Sol', this prestigious property combines rustic elegance with sophisticated comforts. Its strategic position provides a captivating blend of scenic mountain vistas and breathtaking panoramic sea views, ensuring an idyllic retreat that remains exceptionally connected to urban conveniences.

The estate commands an impressive 10,000m² of private land, sprawling across three independent plots, offering expansive space and coveted privacy. Despite its secluded feel, the villa is merely a 5-minute drive from the vibrant heart of Estepona Centre, granting effortless access to the town's charming old quarter, exquisite dining, and lively cultural offerings. Furthermore, its enviable location places residents within easy reach of pristine sandy beaches, world-class golf courses, and essential amenities including top-tier supermarkets, hospitals, and reputable schools. With excellent road connections, travel to Marbella, Puerto Banús, and Málaga Airport is both swift and convenient, underscoring the property's prime accessibility.

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The main residence, built in 2013, boasts a generous built area of 195m², offering a canvas for bespoke luxury and personalisation. From the moment one enters the welcoming hall, a sense of warmth and potential unfolds. A unique architectural feature, a tower, ascends to provide spectacular, uninterrupted sea views, creating an inspiring vantage point. The heart of the home is an enchanting Andalusian-style interior patio, which elegantly connects the various living spaces, fostering a seamless flow throughout the villa.

Designed for comfort and sociability, the expansive living room features a charming, functioning fireplace, perfect for cooler evenings, and flows effortlessly onto a spacious outdoor terrace. This alfresco area is ideal for enjoying Estepona’s celebrated sunny climate, entertaining guests, or simply unwinding amidst stunning natural beauty. The villa also comprises a fully equipped kitchen, ready for culinary pursuits, ensuring every modern convenience is at hand. Practical amenities include a basement for ample storage, air conditioning for climate control, double glazing for efficiency, and the provision of satellite TV and fiber optic internet, ensuring seamless connectivity.

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This exquisite property offers four generously proportioned bedrooms, each thoughtfully designed with built-in wardrobes and external windows that invite abundant natural light and gentle breezes. The opulent master bedroom, a true sanctuary, features a luxurious en-suite bathroom and a uniquely captivating element: a serene waterfall view, creating an atmosphere of tranquil luxury. In addition to the master en-suite, the villa includes two more well-appointed bathrooms, ensuring comfort and privacy for residents and guests alike. The villa comes fully furnished, ready for immediate enjoyment, allowing for a swift transition into this luxurious lifestyle.

The outdoor area is equally impressive, meticulously designed for both relaxation and entertainment. A large private swimming pool, offering magnificent sea views, serves as a refreshing oasis during the warm Mediterranean days. Adjacent to it, a dedicated barbecue area provides the perfect setting for al fresco dining and memorable gatherings. The expansive private gardens, characteristic of a country estate or 'finca', are a true highlight, featuring over 50 mature olive trees that produce prized picual olives, adding an authentic touch of Andalusian charm and potential for an annual yield. The property's south, southwest, and west orientation ensures optimal sunlight throughout the day, enhancing the outdoor living experience.

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Beyond the immediate charm of the property itself, its location within Estepona, a rapidly evolving coastal gem, is truly exceptional. Enjoy close proximity to the port, shops, sea, town centre, and schools, as well as easy access to lush forests and the marina. The property is also equipped with modern utilities, including electricity, drinkable water, telephone, and gas, complemented by sustainable features such as photovoltaic solar panels and solar water heating. Security is also paramount, with a safe provided for peace of mind. Parking is ample and versatile, with covered, street, and private options available for multiple vehicles.

Representing not just a home, but a significant investment opportunity, this unique estate holds considerable potential for further development. With three independent plots, there is the exciting possibility of constructing additional independent villas or apartment complexes, subject to local planning approvals – a rare find in such a coveted location. This property offers the discerning buyer an unparalleled chance to own a piece of Andalusian paradise, whether to create a bespoke luxury home, a multi-generational estate, or a lucrative development project in one of Spain's most sought-after coastal destinations. Discover a lifestyle where tranquillity meets accessibility, exclusively with Luxury Realty.

## Details

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|---|---|---|---|
| Reference | R4597402 | Property Type | Villa |
| Status | Sale | Price | 1,740,000 € |
| Bedrooms | 4 | Bathrooms | 3 |
| Build size | 165 m² | Plot Size | 10,000 m² |
| Terrace | 30 m² | Parking places | by request |

## Features

Pool, Air conditioning, Sea views, Mountain views, Private garden, Parking

## Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio Tembo, 23
29660 Marbella