

ESTEPONA

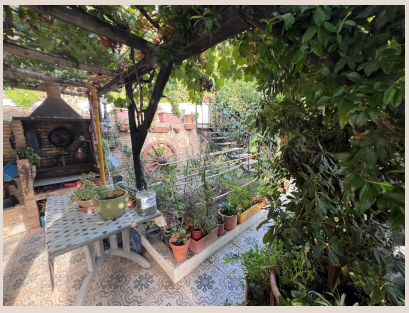
1,167,000 €

REFERENCE R5051599

# An Exquisite Semi-Detached Residence in the Heart of Estepona, Southern Spain

| 7 | 5 | 236 m² | 100 m² | 100 m² |
|---|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | PLOT | TERRACE |













# Description

Discover an unparalleled opportunity to acquire a magnificent semi-detached home, perfectly situated in the vibrant town of Estepona, on Spain's illustrious Costa del Sol. Marketed by Luxury Realty, this exceptional property embodies the pinnacle of Mediterranean living, blending luxury, comfort, and convenience. Its prime location ensures every amenity is within easy reach, presenting an ideal lifestyle.

Estepona, the "Garden of the Costa del Sol," boasts a charming old town, a beautiful marina, and over 23 kilometres of pristine sandy beaches. It blends traditional Andalusian charm with modern infrastructure, offering diverse services from gourmet restaurants and international schools to extensive sports facilities. Its strategic location offers a leisurely stroll to the Mediterranean shores and excellent connectivity to Marbella, Puerto Banús, and Málaga International Airport.

This stunning home, meticulously designed across three expansive levels, offers generous living spaces and a seamless flow. All levels are accessible via a modern internal elevator and a crafted staircase. Each floor features high-quality finishes and abundant natural light, creating an inviting, luxurious atmosphere.

## Ground Floor: Versatility and Convenience

The ground floor encompasses a spacious, secure private garage with ample parking. Two generously sized rooms, currently practical storage, offer exciting potential for guest bedrooms, a home office, or a private gym. A convenient guest toilet completes this level.

## First Floor: The Heart of the Home and Private Quarters

The first floor hosts principal living quarters. It features a magnificent, fully fitted kitchen with premium appliances. Adjacent, the expansive living room serves as the social epicentre, enhanced by a charming fireplace and efficient air conditioning. Four generously proportioned bedrooms, all with bespoke built-in wardrobes, offer comfort and privacy. Three beautifully appointed bathrooms serve these, with the master suite boasting its luxurious en-suite. A practical pantry/storage room is also located. Seamless direct access to the outdoor living spaces is also provided.

## Third Floor: Private Sanctuary with Terrace

The third floor offers a private oasis of tranquillity. It features an additional spacious bedroom with its luxurious en-suite bathroom. This upper-level retreat provides direct access to a private terrace, perfect for enjoying Mediterranean breezes and captivating vistas of Estepona.

## Exceptional Outdoor Living: A Mediterranean Dream

One of the most captivating features is the exceptional outdoor living space, seamlessly accessible from the first floor. This expansive area encompasses a generous patio for alfresco dining, flowing into a meticulously maintained garden adorned with various fruit trees. A dedicated barbecue area provides the perfect setting for memorable gatherings.

The significant size and design of this outdoor realm offer an extraordinary opportunity for enhancement. Space is envisioned to accommodate a bespoke swimming pool, allowing future owners to create their private aquatic paradise. This versatile garden offers a blank canvas for the ultimate outdoor retreat.

This semi-detached house represents a rare fusion of prime location, sophisticated design, and abundant potential. Whether seeking a permanent residence, a luxurious vacation home, or a shrewd investment, this property promises an elevated living

experience. Contact Luxury Realty today to arrange a private viewing and discover its endless possibilities.

## Details

| | | | |
|---|---|---|---|
| Reference | R5051599 | Property Type | Villa |
| Status | Sale | Price | 1,167,000 € |
| Bedrooms | 7 | Bathrooms | 5 |
| Build size | 236 m² | Plot Size | 100 m² |
| Terrace | 100 m² | Parking places | by request |

## Features

Air conditioning, Heating, Mountain views, Private garden, Lift, Parking, Investment, Resale