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ESTEPONA

850,000 €

REFERENCE R5081617

# Magnificent Golf-Front Villa: An Oasis of Luxury in Azata Golf, Estepona

| 3 | 4 | 210 m² | 482 m² | 30 m² |
|---|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | PLOT | TERRACE |













# Description

Welcome to an extraordinary opportunity to acquire an exclusive residence nestled within the serene and highly coveted Azata Golf course in Estepona, a jewel of the Costa del Sol in Southern Spain. This stunning villa is not merely a home; it is a meticulously crafted sanctuary offering an unparalleled lifestyle of comfort, elegance, and natural beauty. Designed for discerning individuals who appreciate sophistication and tranquility, this property promises an idyllic Mediterranean existence, perfectly balancing championship golf with seaside charm and urban convenience.

Upon entering this magnificent estate, guests are immediately embraced by a grand and inviting entrance hall, thoughtfully designed to create a sense of arrival. This expansive space seamlessly transitions into the heart of the home: a luminous and exceptionally spacious living and dining area. Bathed in natural light streaming through large windows, this elegant open-plan room serves as the ideal setting for both lavish entertaining and intimate family gatherings. A focal point is the charming fireplace, casting a warm glow and providing a cozy ambiance during cooler evenings, enhancing the comfort and allure of this magnificent social hub.

To the right of the main living space lies a state-of-the-art, open-concept kitchen. This culinary haven is a masterpiece of modern design and functionality, boasting sleek lines, premium finishes, and integrated appliances. Its seamless integration with the dining area fosters a dynamic environment, perfect for culinary exploration while remaining connected to guests and family. Adjacent to the kitchen, the ground floor also features a stylish guest toilet for convenience and a practical pantry, offering ample storage solutions not only for household essentials but also for golf equipment, reflecting the property's privileged location.

The true essence of Mediterranean living unfolds as you step from the living and dining rooms onto a generous covered porch. This exquisite outdoor extension of the home provides a shaded retreat, ideal for alfresco dining, tranquil relaxation, or simply enjoying the gentle sea breeze. Beyond the porch, the property reveals its crowning glory: a magnificent private garden, meticulously landscaped to create an oasis of peace and privacy. At its heart lies a sparkling private swimming pool, inviting residents to cool off on sun-drenched days or indulge in leisurely dips. This enchanting outdoor area is a perfect setting for year-round enjoyment, embracing the glorious climate that defines Estepona.

Ascending to the upper floor, one discovers the private sleeping quarters, meticulously designed for ultimate comfort and privacy. This level hosts three generously proportioned bedrooms, each a luxurious suite in its own right. Every bedroom benefits from its own beautifully appointed en-suite bathroom, featuring high-quality fixtures and contemporary finishes, ensuring a spa-like experience. Expansive built-in wardrobes provide abundant storage, maintaining the villa's clean and uncluttered aesthetic. Two of these exquisite bedrooms offer direct access to a spacious, sun-drenched, west-facing terrace. From this elevated vantage point, residents can savour breathtaking panoramic views of the verdant golf course and the serene private garden, creating a perfect spot for morning coffee or spectacular sunset vistas.

The villa's prime location is undoubtedly one of its most compelling attributes. Situated in Estepona, a vibrant and rapidly developing coastal town in Southern Spain, it offers unparalleled convenience. The bustling centre of Estepona, with its charming old town, exquisite dining, and sophisticated boutiques, is merely a three-minute drive away. Essential amenities are remarkably close, including the modern Estepona Hospital, the reputable Juan XXIII Diocesan School, and major supermarkets such such as Mercadona and Aldi, ensuring seamless daily living. Furthermore, the property is just a short distance from Estepona's pristine beaches, where golden sands meet the sparkling Mediterranean. Here, residents can enjoy leisurely strolls along the promenades, indulge in delectable cuisine at traditional beach bars (chiringuitos), or experience the vibrant atmosphere of exclusive beach clubs.

For the golf aficionado, this villa represents an unparalleled dream. Its location within Azata Golf positions it perfectly amidst a cluster of prestigious golf courses, including the renowned Valle Romano, the picturesque Casares Golf, and the world-class Finca Cortesín, host to major international tournaments. This provides an exceptional opportunity to indulge in an extraordinary golfing lifestyle, with challenging courses and stunning landscapes just moments from your doorstep. This exclusive property is truly ideal for year-round living, offering a harmonious blend of nature's tranquility, the allure of the sea, the passion of golf, and the dynamism of city life. Enjoy the serene and verdant setting of Azata Golf, all while being intimately connected to every amenity and the vibrant, luxurious lifestyle that the magnificent Costa del Sol famously offers.

# Details

| | | | |
|---|---|---|---|
| Reference | R5081617 | Property Type | Villa |
| Status | Sale | Price | 850,000 € |
| Bedrooms | 3 | Bathrooms | 4 |
| Build size | 210 m² | Plot Size | 482 m² |
| Terrace | 30 m² | Parking places | by request |

# Features

Pool, Air conditioning, Private garden, Alarm system, 24H Security, Parking, Holiday Home, Investment, Resale

## Personal advice

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

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