

ESTEPONA

from 2,490,000 €

REFERENCE R5460196

# Your Dream Villa: A Key-Ready Luxury Oasis in Estepona, Costa del Sol

| 4 | 4 | 274 m² | 1,079 m² | 120 m² |
|---|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | PLOT | TERRACE |













# Description

Welcome to an unparalleled opportunity presented by Luxury Realty: a magnificent, brand-new contemporary villa nestled in a serene and prestigious private community. This exquisite property is strategically located between the charming, authentic Spanish village of Cancelada and the renowned luxury enclave of Los Flamingos, both integral parts of the vibrant municipality of Estepona, in the sun-drenched south of Spain. This isn't just a home; it's a meticulously crafted lifestyle waiting for immediate enjoyment.

## An Unrivalled Location: Estepona's Golden Triangle

Situated in one of the Costa del Sol's most desirable residential areas, this villa offers the perfect blend of tranquil seclusion and convenient access to world-class amenities. Estepona, often referred to as the 'Garden of the Costa del Sol', boasts stunning beaches, a charming old town, and an array of gastronomic delights. Your future home benefits from proximity to the exclusive Los Flamingos Golf Resort, home to three championship golf courses and the opulent Anantara Villa Padierna Palace Resort, a beacon of luxury. Cancelada provides a taste of authentic Andalusian life, with its traditional tapas bars, local shops, and a welcoming community atmosphere. Furthermore, the property is just a short drive—approximately 2-3 km—from pristine beaches, bustling supermarkets, diverse shopping centres, gourmet restaurants, and a host of essential services, ensuring every convenience is at your fingertips. The vibrant pulse of Puerto Banús and Marbella's glamorous lifestyle are also easily accessible, placing you at the heart of Southern Spain's most coveted destinations.

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## The Luxury Realty Advantage: A Key-Ready Investment

What truly sets this offering apart is the unique and invaluable proposition: the advertised price includes the fully completed, 'key-ready' villa. Forget the typical anxieties and uncertainties associated with off-plan construction. This property comes with a fully approved and licensed building project already in place, meaning construction can commence without delay. This exceptional advantage guarantees that you are investing in a finished product, eliminating potential budget overruns, frustrating construction delays, and the stress of managing a building process. It represents a significant cost-effective alternative to purchasing a comparable, already-built luxury property in the region, providing immediate peace of mind and the certainty of a fixed investment. Your path to luxury living is streamlined and secure, ready for you to unlock the door to your new life.

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## Exquisite Design & Superior Craftsmanship

Set on a generous, private plot, this villa has been thoughtfully designed to embrace its privileged south-facing orientation, ensuring abundant natural light throughout the day and maximizing its breathtaking panoramic views. From almost every vantage point, you will be captivated by the sweeping vistas of beautifully landscaped surroundings, the majestic mountains of Andalusia, and the shimmering expanse of the Mediterranean Sea. The villa's contemporary architecture is a testament to modern elegance, characterized by clean lines, expansive glass elements, and a sophisticated aesthetic that seamlessly blends with the natural environment.

The interior design promotes an open-plan concept, creating spacious and fluid living areas that are both inviting and functional. High ceilings and large windows blur the lines between indoor comfort and outdoor splendor, fostering a continuous connection to the stunning natural beauty outside. Every detail has been meticulously considered, from the choice of premium materials to the integration of advanced home technology, ensuring a living experience defined by comfort, luxury, and efficiency.

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## Indulgent Features for Discerning Owners

**Interior Grandeur:**

This magnificent villa boasts four generously proportioned bedrooms, each a private sanctuary complete with its own opulent en-suite bathroom, offering ultimate privacy and convenience for residents and guests alike. A stylish guest toilet adds to the

home's practicality. The heart of the home features a spectacular open-plan design, seamlessly integrating a state-of-the-art kitchen, a voluminous living room, and an elegant dining area – perfect for entertaining or enjoying quiet family moments. Advanced home technology is discreetly integrated throughout, enhancing comfort and control, while underfloor heating in the bathrooms provides a touch of spa-like luxury. Practical elements like electric shutters and a dedicated separate laundry room underscore the thoughtful planning behind this exquisite residence.

**Outdoor Paradise:**

Step outside to discover your private Mediterranean oasis. An expansive semi-covered terrace extends the living space outdoors, providing an ideal setting for al-fresco dining, relaxation, and year-round enjoyment of the mild climate. The centrepiece of the garden is a large private swimming pool, inviting refreshing dips and sun-soaked afternoons. Surrounded by beautifully landscaped gardens, the outdoor areas offer privacy and a picturesque backdrop for leisure. A covered private parking area ensures convenience and security for your vehicles.

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### Your Future in Estepona Awaits

This represents a truly rare and unparalleled opportunity to acquire a newly built villa, designed for the demands of modern luxury living, in a highly sought-after and prestigious location. With the unparalleled certainty of an already approved building project and the significant advantage of a completely finished, key-ready home included in the advertised price, Luxury Realty invites you to embrace the dream of owning a piece of paradise in Southern Spain. Don't miss the chance to make this extraordinary villa, where luxury meets convenience and certainty, your new home.

## Details

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|---|---|---|---|
| Reference | R5460196 | Property Type | Villa |
| Status | Sale | Price | from 2,490,000 € |
| Bedrooms | 4 | Bathrooms | 4 |
| Build size | 274 m² | Plot Size | 1,079 m² |
| Terrace | 120 m² | Parking places | by request |

## Features

New development, Pool, Air conditioning, Heating, Sea views, Mountain views, Private garden, Parking, Holiday Home, Investment, Resale