

ESTEPONA

# ■■■■■ ■ Estepona

■■ 1 520 000 €

■■■■■■■■ R5035135

| 4 | 4 | 296 m² | 419 m² | 100 m² |
|---|---|---|---|---|
| ■■■■■■■■ | ■■■■■■■ | ■■■■■■■■ | ■■■■■■■■ | ■■■■■■■■ |













## ■■■■■■■■

This luxury villa is situated in the sought-after Azata Golf area of Estepona West, Malaga. Offering five bedrooms and five bathrooms, four of which are en-suite, the property stands out for its prime front line golf position and private amenities. The villa is presented exclusively as a sole agency listing, making it a unique opportunity in a prestigious location. The plot includes a private swimming pool, landscaped garden, and secure garage. The property features an open plan kitchen, a spacious laundry room, and a wine cellar. Comfort is ensured with air conditioning, double glazing, and porcelain floors throughout. A lift provides easy access to all levels, and fitted wardrobes offer ample storage. Outdoor living is enhanced by both covered and uncovered terraces, a solarium, and panoramic views of the surrounding golf course, mountains, and gardens. The villa benefits from an automatic irrigation system for the garden, as well as surveillance cameras for added security. The property is also conveniently located near a children's playground and local amenities, making it suitable for families. Azata Golf is a modern urbanisation ideally positioned for access to Estepona's amenities. The villa is close to several golf courses and within easy reach ■of ■Puerto ■Banús, ■Marbella Centro, ■and ■Estepona ■town ■centre. ■This location ■offers ■a balance ■between ■tranquil golf-front ■living ■and ■proximity ■to the vibrant ■attractions ■of ■the ■Costa ■del ■Sol.

## ■■■■■■

| | | | |
|---|---|---|---|
| ■■■■■■■■ | R5035135 | ■■■ ■■■■■■■ | ■■■■■ |
| ■■■■■■ | ■■■■■■■ | ■■■■ | ■■ 1 520 000 € |
| ■■■■■■■ | 4 | ■■■■■■ | 4 |
| ■■■■■■■ | 296 m² | ■■■■■■■ | 419 m² |
| ■■■■■■■ | 100 m² | ■■■■■■■■ | ■■ ■■■■■■■ |

## ■■■■■■■■■■■■■■■

■■■■■■■■■■, ■■■■■■■, ■■■■■■■■■■■, ■■■ ■■ ■■■■, ■■■■■■■ ■■■, ■■■■, ■■■■■■■■