

ESTEPONA

2 750 000 €

■■■■■ ■ Estepona

■■■■■■■■ R5490154

4	5	277 m²	1 310 m²	54 m²
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CONTEMPORARY VILLA WITH PANORAMIC SEA VIEWS IN ESTEPONA Elegant contemporary villa located in one of Estepona's most desirable areas, within close proximity to the sea, the port, marina, town centre and prestigious international schools. The property combines privacy, generous outdoor spaces, excellent views and a prime location on the Costa del Sol. The villa offers 277 m² of built area, complemented by 54 m² of terraces, and is set on a generous private plot of 1,310 m². South-east facing, the property enjoys abundant natural light throughout the day and attractive panoramic views overlooking the Mediterranean Sea, private garden, swimming pool and surrounding area. The accommodation comprises 4 bedrooms and 5 bathrooms, including en-suite bathrooms, providing comfort and privacy for both residents and guests. The outdoor areas are a key feature of the property, with a private swimming pool surrounded by landscaped gardens and spacious terraces, creating the perfect setting for relaxing, entertaining and enjoying the exceptional Mediterranean lifestyle all year round. The villa is presented in excellent condition and is sold fully furnished, with a fully equipped kitchen, allowing its new owners to move in and enjoy the property immediately. Additional features include a covered terrace, private terraces, fitted wardrobes, WiFi, guest apartment/guest accommodation, storage room, en-suite bathrooms and double glazing. The property also benefits from an alarm system and video intercom, together with private covered parking, providing an excellent combination of comfort, security and convenience. Its privileged location offers easy access to the best of Estepona and the Costa del Sol, including sandy beaches, the marina, restaurants, shops, schools and all essential amenities. The area also provides convenient connections to Marbella, Puerto Banús and Málaga International Airport. An exceptional luxury contemporary villa in Estepona, combining private gardens, swimming pool, panoramic sea views, guest accommodation and an enviable location close to the ■coast. ■An ■ideal ■property for ■those ■seeking ■a ■permanent ■residence, a ■sophisticated ■second home ■or ■an attractive ■holiday ■property ■in ■one of the ■Costa ■del ■Sol's ■most ■sought-after ■destinations.

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