

ESTEPONA

1 675 000 €

■■■■■ ■ Estepona

■■■■■■■■ R5542957

5	350 m²	658 m²	136 m²
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Discover an exceptional opportunity to own a spacious Mediterranean villa in the highly sought-after residential area of Seghers, Estepona. Enjoying a wonderfully peaceful and private setting, this impressive property combines breathtaking panoramic Mediterranean Sea views, generous living accommodation and an enviable location within walking distance of the beach, Estepona Marina, local schools and everyday amenities. Occupying a private 658 m² plot, this substantial three-level villa offers approximately 350 m² of built space, providing an excellent combination of comfort, privacy and exciting potential for further enhancement. Its elevated position captures spectacular uninterrupted coastal views stretching across the Mediterranean towards Gibraltar and the North African coastline. The villa currently offers four generous bedrooms, with a fifth bedroom presently utilised as a gym and storage area, providing flexibility for larger families, visiting guests or those seeking a dedicated fitness space. There are three en-suite bathrooms and an additional guest toilet, with the two principal bathrooms on the middle floor having recently undergone refurbishment. The recently renovated kitchen provides a stylish and practical space for everyday living, while the property's generous proportions and versatile layout offer considerable scope for personalisation. One particularly exciting opportunity is the upper-level bedroom, which could be reconfigured and opened up to create an exceptional master suite, taking full advantage of the property's magnificent Mediterranean views. Undoubtedly one of the villa's most impressive features is its spectacular rooftop terrace, complete with a private Jacuzzi and truly outstanding frontal sea views. From this elevated vantage point, enjoy sweeping vistas along the Costa del Sol coastline, across the Mediterranean to Gibraltar and the mountains of North Africa. This remarkable outdoor space is perfect for relaxing, entertaining or simply enjoying the Mediterranean lifestyle throughout the year. Despite its convenient proximity to Estepona's vibrant marina, beaches, restaurants and amenities, the villa enjoys a remarkably quiet and secluded residential setting. Additional practical benefits include solar panels, a private garage and secure off-street parking for a further three vehicles. Seghers is widely regarded as one of Estepona's most desirable established residential neighbourhoods, particularly appealing to buyers seeking privacy, tranquillity and convenient access to the town's coastal attractions. Estepona's charming Old Town, picturesque promenade, international schools and numerous golf courses are all within easy reach, while Marbella, Puerto Banús and the wider Costa del Sol are conveniently accessible. Offering a rare combination of substantial accommodation, extraordinary panoramic sea views, a prime Seghers location and significant potential to create an even more impressive luxury residence, this villa represents an outstanding opportunity for buyers seeking a permanent family home, an exclusive Mediterranean retreat or a property with long-term investment appeal in Estepona. Main Features: - Prime location in prestigious Seghers, Estepona - 5 bedrooms (currently 4 plus gym/storage) - 3 en-suite bathrooms plus guest toilet - 350 m² built across three levels - Private 658 m² plot - Spectacular panoramic Mediterranean Sea views - Uninterrupted views towards Gibraltar and Africa - Rooftop terrace with private Jacuzzi - Potential to create an exceptional master suite - Recently refurbished kitchen - Two recently renovated bathrooms - Peaceful, private residential setting - Walking distance to beach and Estepona Marina - Walking ■distance ■to ■local ■schools and ■amenities - ■Private ■garage ■plus ■parking for ■3 ■additional cars - ■Solar ■panels for ■improved ■energy ■efficiency - ■Excellent potential for ■further ■modernisation - ■Desirable ■established ■residential ■neighbourhood

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