

## 3 bedroom Villa for sale in Estepona, Málaga

1,017,500€







Introducing an exclusive off-plan project featuring 17 luxurious modern villas, recently unveiled within the prestigious Estepona Golf enclave, just a stone's throw from the azure waters of the Mediterranean Sea. Nestled in a prime location, these opulent residences are conveniently situated a mere 5-minute drive from the bustling heart of Estepona town.

Crafted with meticulous attention to detail, these expansive homes are meticulously designed to offer unparalleled comfort while fostering a deep connection with nature and sustainability.

The main level boasts an open-plan layout, seamlessly divided by an interior garden, creating two distinct yet interconnected spaces. The inviting lounge area, complete with a cozy chimney, seamlessly flows into a sleek, contemporary kitchen outfitted with state-of-the-art Siemens appliances. From here, sliding doors lead to both a refined dining area indoors and a picturesque outdoor space, ideal for alfresco entertaining and relaxation.

Ascending to the first floor reveals 3 generously proportioned bedrooms, each boasting its own lavish en-suite bathroom and private terrace. The epitome of modern luxury, these residences offer a customizable basement, perfect for tailoring to your individual needs, as well as a breathtaking solarium boasting panoramic vistas of the verdant golf course and sparkling sea beyond.

Each villa will be delivered with a meticulously landscaped private garden featuring indigenous flora, as well as a pristine swimming pool complete with a sophisticated saline system. Additional features include an advanced aerothermal system for efficient climate control and underfloor heating, a barbecue area on the terrace, contemporary LED ceiling lights, premium porcelain stoneware flooring, and a comprehensive sound installation.

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|--|---|--|
|  3 bedrooms                  |  3 bathrooms |  408m <sup>2</sup> Build size |
|  400m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> a estrenar   |
| <input checked="" type="checkbox"/> aire acondicionado   | <input checked="" type="checkbox"/> armarios empotrados   | <input checked="" type="checkbox"/> calefacción central  |
| <input checked="" type="checkbox"/> cocina amueblada   | <input checked="" type="checkbox"/> cocina equipada   | <input checked="" type="checkbox"/> condominio   |
| <input checked="" type="checkbox"/> edificio con garaje  | <input checked="" type="checkbox"/> exterior  | <input checked="" type="checkbox"/> jardín   |
| <input checked="" type="checkbox"/> lavadero   | <input checked="" type="checkbox"/> luminoso  | <input checked="" type="checkbox"/> obra nueva   |
| <input checked="" type="checkbox"/> parking  | <input checked="" type="checkbox"/> piscina   | <input checked="" type="checkbox"/> puerta de seguridad  |
| <input checked="" type="checkbox"/> sótano   | <input checked="" type="checkbox"/> terraza   | <input checked="" type="checkbox"/> urbanizacion privada   |