

## 4 bedroom Villa for sale in Estepona, Málaga

1,700,000€



Splendid modern and independent villa with extensive garden and swimming pool, located in the heart of Estepona's new golden mile. Strategically situated near a new international school, a tennis club, and the beach, this property offers privileged access to all attractions between Puerto Banús and Estepona, all within a 10-minute drive.





The villa is located in a peaceful cul-de-sac that houses a "village" project of 8 exclusive houses. Some of these residences are situated on elevated plots with sea views, while others are on flat land. This particular home is located on a flat plot, allowing for a spacious garden with greater privacy and perfect south orientation.

On the main level, access to the villa is through a gated entrance or a private garage for 2 vehicles (with additional street parking available outside). A spacious open-plan living area, with generous glass doors leading to the garden and pool, welcomes guests. The open kitchen features an elegant island with an adjacent breakfast bar. Additionally, on this level, there is a guest bedroom with a private bathroom and terrace access, as well as a guest toilet.

The upper level, accessed via elegant hanging stairs, houses the bedrooms. Highlighted by an impressive master bedroom with a luxurious double bathroom equipped with a bathtub and shower, as well as a private terrace. Also located here is a guest bedroom with a private bathroom.

The basement, optional, offers additional space and can be adapted to the owner's needs. It consists of a spacious multi-purpose room that could be converted into a gym, entertainment area, or spa. Additionally, it features a storage room and a utility room.

Designed by a renowned architect and located on an urban plot with all required permits, this property offers the

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|--|---|--|
|  4 bedrooms                  |  3 bathrooms |  329m <sup>2</sup> Build size |
|  801m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> a estrenar   |
| <input checked="" type="checkbox"/> armarios empotrados  | <input checked="" type="checkbox"/> cocina amueblada  | <input checked="" type="checkbox"/> cocina equipada  |
| <input checked="" type="checkbox"/> edificio con garaje  | <input checked="" type="checkbox"/> exterior  | <input checked="" type="checkbox"/> jardín   |
| <input checked="" type="checkbox"/> luminoso   | <input checked="" type="checkbox"/> obra nueva  | <input checked="" type="checkbox"/> piscina  |
| <input checked="" type="checkbox"/> solárium   | <input checked="" type="checkbox"/> terraza   | <input checked="" type="checkbox"/> vistas al mar  |