



# Villa for sale in Estepona

1,250,000 -  
1,825,000 €

Reference: R4964788 Bedrooms: 4 - 6 Bathrooms: 4 - 5 Plot Size: 418m<sup>2</sup> - 534m<sup>2</sup> Build Size: 189m<sup>2</sup> - 316m<sup>2</sup>  
From 110m<sup>2</sup> - 140m<sup>2</sup>





## Costa del Sol, Estepona (town)

NEW DEVELOPMENT – Elegance and Exclusivity on the Costa del Sol!

Discover this new luxury project, a prestigious complex of 15 independent villas located in an exceptional setting in Estepona, Málaga. Positioned on the frontline of a golf course with breathtaking sea views, these villas have been designed to blend luxury, comfort, and style in an idyllic location.

### A Strategic Location

1 km from the paradisiacal beaches of the Costa del Sol.

4 minutes from the vibrant city center of Estepona, offering all essential services.

20 minutes from Puerto Banús, a symbol of exclusivity and sophisticated nightlife.

25 minutes from Sotogrande, a hub for golf and luxury sailing.

45 minutes from Málaga International Airport, with excellent connections.

### Sophisticated and Functional Design

This project features villas with spacious layouts, designed to meet every need and finished to the highest standards:

Villas with 3 to 6 bedrooms, optimized for maximum comfort and privacy.

Living spaces ranging from 160 m<sup>2</sup> to over 392 m<sup>2</sup>.

An open-plan living-dining area with an integrated kitchen of over 50 m<sup>2</sup>, featuring large windows to enhance natural light.

Private terraces of up to 90 m<sup>2</sup>, perfect for enjoying the Mediterranean climate.

Private pools, surrounded by landscaped gardens and relaxation areas.

Spacious customizable basements, some featuring wine cellars and multipurpose rooms, ideal for a gym or home cinema.

### A Natural and Exclusive Environment

Situated in the heart of AZATA GOLF, these villas offer a serene and natural ambiance. Their modern architecture harmonizes beautifully with the surroundings, using high-quality, sustainable materials to ensure an elegant aesthetic and optimal energy efficiency.

Experience the uniqueness of this new project in one of Estepona's most exclusive areas. A perfect blend of modernity, nature, stunning views, and well-being in the heart of the Costa del Sol.



## Features:

### Features

Covered Terrace  
Private Terrace  
Utility Room  
Basement

### Setting

Close To Shops  
Close To Schools  
Close To Sea  
Close To Town  
Close To Marina

### Kitchen

Kitchen-Lounge

### Orientation

East

### Condition

New Construction

### Garden

Private  
Landscaped

### Views

Panoramic  
Garden  
Pool  
Golf

### Pool

Private

### Category

New Development  
Golf