



## Villa for sale in Estepona

3,050,000 -  
5,100,000 €

Reference: R4783753   Bedrooms: 3 - 4   Bathrooms: 3 - 4   Plot Size: 6m<sup>2</sup> - 2,010m<sup>2</sup>   Build Size: 548m<sup>2</sup> - 924m<sup>2</sup>  
Terraces: 27m<sup>2</sup> - 275m<sup>2</sup>





## Costa del Sol, Estepona (town)

An exclusive gated community of just 12 detached villas, masterfully designed by renowned architect Pablo Villarroel, whose 50-year career focuses on harmonising architecture with nature. These exceptional 3 to 6-bedroom homes (built areas from 489 m<sup>2</sup> to 976 m<sup>2</sup>) offer the highest standards of design, privacy and comfort. Each villa features a striking open-plan layout with a 6-metre-high ceiling in the main living area, creating a bright and airy space with panoramic sea and mountain views. Floor-to-ceiling Technal windows enhance the connection between indoor and outdoor living, while Modulnova kitchens add a touch of Italian sophistication. Located within walking distance of a sandy beach and local amenities, each property includes a large solarium, private lift, landscaped garden, swimming pool and a naturally lit leisure space. All homes come with underfloor heating throughout and generous plot sizes (1,000–2,000 m<sup>2</sup>) for maximum privacy. Customisation options include extra en-suite bedrooms, a gym, sauna/hammam or a cinema/games room. These villas are the ideal blend of contemporary luxury and Mediterranean serenity, designed for those who value space, elegance, and an exceptional lifestyle.



## Features:

| Features                                | Orientation              | Climate Control   |
|---|--------------------------|-------------------|
| Covered Terrace                         | South                    | Pre Installed A/C |
| Lift                                    | South East               | Cold A/C          |
| Near Transport                          | South West               | Hot A/C           |
| Private Terrace                         |                          | Fireplace         |
| Storage Room                            |                          | Central Heating   |
| Ensuite Bathroom                        |                          | U/F/H Bathrooms   |
| Double Glazing                          |                          | U/F Heating       |
| Fitted Wardrobes                        |                          |                   |
| WiFi                                    |                          |                   |
| Utility Room                            |                          |                   |
| Jacuzzi                                 |                          |                   |
| Barbeque                                |                          |                   |
| Fiber Optic                             |                          |                   |
| Guest Apartment                         |                          |                   |
| Access for people with reduced mobility |                          |                   |
| Bar                                     |                          |                   |
| Gym                                     |                          |                   |
| Near Church                             |                          |                   |
| Domotics                                |                          |                   |
| Solarium                                |                          |                   |
| Games Room                              |                          |                   |
| Sauna                                   |                          |                   |
| Basement                                |                          |                   |
| Staff Accommodation                     |                          |                   |
| Views                                   | Setting                  | Condition         |
| Sea                                     | Urbanisation             | New Construction  |
| Mountain                                | Close To Schools         |                   |
| Panoramic                               | Close To Sea             |                   |
| Country                                 | Close To Forest          |                   |
| Garden                                  |                          |                   |
| Pool                                    |                          |                   |
| Forest                                  |                          |                   |
| Pool                                    | Furniture                | Kitchen           |
| Private                                 | Not Furnished            | Fully Fitted      |
| Garden                                  | Security                 | Parking           |
| Private                                 | Gated Complex            | Garage            |
| Landscaped                              | 24 Hour Security         | Private           |
| Easy Maintenance                        | Alarm System             | More Than One     |
|   | Entry Phone              | Covered           |
|   | Safe                     | EV charge point   |
| Utilities                               | Category                 |                   |
| Electricity                             | Luxury                   |                   |
| Drinkable Water                         | With Planning Permission |                   |
| Telephone                               | Contemporary             |                   |



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New Development