



# Fristående villa till salu i Estepona

4 000 000 €

Referens: R5032111 Sovrum: 6 Badrum: 6 Komplot: 4 000m<sup>2</sup> Bygga: 750m<sup>2</sup> Terrass: 509m<sup>2</sup>





## Costa del Sol, Atalaya

OFFERS OVER €4,000,000

### Signature Villa on the New Golden Mile

A rare opportunity to own a spectacular private estate perfectly positioned between the vibrant energy of Marbella and the relaxed charm of Estepona. Within walking distance of the prestigious Atalaya Golf & Country Club, this exceptional villa offers the increasingly rare experience of living in your own private luxury resort while remaining just minutes from world-class golf, beaches, restaurants and international schools.

Beautifully renovated, the estate blends modern comfort with timeless Andalusian elegance. Designed for family living, entertaining and relaxation, it offers an outstanding combination of space, lifestyle and investment potential. Even more remarkable, the property represents exceptional value, offered at almost half the average price per square metre for luxury homes in this area.

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### Main Residence – 787 m<sup>2</sup> Built | 3,000 m<sup>2</sup> Plot

The impressive manor house has been thoughtfully designed to create a home that is both luxurious and welcoming.

Key features include:

- Two stunning master suites with swim-up pool access
- Three additional ensuite bedrooms
- Private office suite and staff quarters
- Home cinema, games lounge and wine bodega
- Fully equipped gym, massage room and infrared sauna

At the heart of the home is a designer Poggenpohl kitchen fitted with premium Miele appliances, opening onto elegant living areas and more than 700 m<sup>2</sup> of sun-filled terraces designed for effortless indoor-outdoor living.

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### Resort-Style Outdoor Living

The landscaped grounds create a true Mediterranean retreat, featuring:

- Two swimming pools, including one heated and covered
- Six-person hot tub
- Outdoor BBQ bar with pizza oven
- Tennis, badminton and volleyball court
- Private pitch-and-putt golf practice area
- Beautiful gardens offering space, privacy and tranquillity

Additional features include a four-person lift, full CCTV security system, double garage, extensive parking and full furnishings, making the villa completely turn-key ready.

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### Independent Guest Residence

The property also includes a private guest bungalow set within its own 1,000 m<sup>2</sup> plot, offering:

- Three ensuite bedrooms
- Fully equipped kitchen
- Private swimming pool and gazebo
- Separate entrance with parking

The guest house provides excellent rental income potential of €60,000+ per year, enhancing the investment appeal of the estate.

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### Exceptional Opportunity

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Combining luxury, privacy and resort-level amenities with outstanding value on the New Golden Mile, this unique property offers a lifestyle rarely found on the Costa del Sol.



## Funktioner:

### Funktioner

Täckt terrass  
 Hiss  
 Nära transport  
 Privat terrass  
 Förvarings rum  
 Eget badrum  
 Marmorgolv  
 Dubbelspel  
 Monterade garderober  
 Wifi  
 Gästhus  
 Förråd  
 Jacuzzi  
 Grilla  
 Fiberoptisk  
 Gästlägenhet  
 Tillgång för personer med minskad rörlighet  
 Bar  
 Gym  
 Solarium  
 Spelrum  
 Personalboende

### Miljö

Nära golf  
 Urbanisering  
 Nära butiker  
 Nära skolor  
 Nära havet

### möbel

Frivillig

### säkerhet

Larmsystem  
 Elektriska persienner  
 Posttelefon

### Energikär

D

### Orientering

söder  
 Österut  
 Sydöst  
 Sydväst

### Skick

Excellent  
 Nyligen renoverad

### Kök

Fullmonterad

### Parkering

Garage  
 Privat  
 Mer än en  
 Täckt

### CO2 -utsläppsgradering

D

### Klimatkontroll

Luftkonditionering  
 Heta a/c  
 Öppen spis  
 U/f uppvärmning

### Slå samman

Privat

### Trädgård

Privat  
 Anlagd

### Kategori

Investering  
 Lyx  
 Återförsäljning