



## Villa for sale in Estepona

2,000,000 €

Reference: R4838584   Bedrooms: 5   Bathrooms: 5   Plot Size: 692m<sup>2</sup>   Build Size: 396m<sup>2</sup>   Terrace: 170m<sup>2</sup> - 31m<sup>2</sup>





## Costa del Sol, Estepona (town)

This villa is a new build turnkey villa project situated on a cul de sac in Urb. Buenas Noches (Upper zone) approx. 400 m2 to the beach, with access via a pedestrian bridge, about 15 min. walking distance. The plot size is 692 m2 and boasts panoramic views over the mediterranean sea, with views of the City of Estepona, The mountain of La Concha of Marbella and Sierra Bermeja Mountain of Estepona. You can see the waves crashing on the shore from the property. The property will be built on 3 floors plus the usable solarium. The villa has 4 bedrooms with full on-suite bathrooms, one of them the main master includes a dresser and the rest have built-in wardrobes. Every bedroom has direct terrace access. A double bedroom will be on the ground floor together with an office convertible into a 5th single bedroom if necessary. The basement has over 180 m2 which includes a double parking garage, a cinema/entertainment room, a wine cellar, a storage room, a machine room and a gardeners room for tools and products for the swimming pool maintenance. The infinity swimming pool will have an embedded chill out lounge area, which could be converted into a jacuzzi. The solarium will include a chill out lounge area with a fireburner (ethanol), a glassed gym with fitness machines, a bbq/dining area and a private jacuzzi. The property will have a lift to all floors with panoramic views, situated on the exterior facade of the villa. The villa will be built to the highest standards with aerotermia and air recirculation to reduce electricity consumption with optional solar panels if necessary. The property also has a carport for 2 cars at the side of the entrance door with a water feature with additional street parking for guests.



## Features:

Features	Orientation	Climate Control
Covered Terrace	South East	Pre Installed A/C
Lift		Cold A/C
Near Transport		Hot A/C
Private Terrace		Fireplace
Storage Room		U/F/H Bathrooms
Ensuite Bathroom		
Double Glazing		
Fitted Wardrobes		
WiFi		
Utility Room		
Jacuzzi		
Barbeque		
Fiber Optic		
Access for people with reduced mobility		
Bar		
Gym		
Domotics		
Solarium		
Games Room		
Basement		
Staff Accommodation		
Views	Setting	Condition
Sea	Commercial Area	New Construction
Mountain	Close To Port	
Panoramic	Urbanisation	
Garden	Close To Shops	
Pool	Close To Schools	
Port	Close To Sea	
	Close To Town	
	Close To Marina	
Pool	Furniture	Kitchen
Heated	Optional	Fully Fitted
Private		Kitchen-Lounge
Garden	Security	Parking
Private	Alarm System	Underground
Landscaped	Electric Blinds	Garage
Easy Maintenance	Entry Phone	Private
	Safe	More Than One
Utilities	Category	Covered
Electricity	Investment	Street
Drinkable Water	Luxury	EV charge point



Solar water heating  
Photovoltaic solar panels  
Telephone

With Planning Permission  
Contemporary  
New Development  
Off Plan  
Golf