



# 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 m<sup>2</sup> to the beach, with access via a pedestrian bridge, about 15 min. walking distance. The plot size is 692 m<sup>2</sup> 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 m<sup>2</sup> 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

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
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

Sea  
Mountain  
Panoramic  
Garden  
Pool  
Port

### Pool

Heated  
Private

### Garden

Private  
Landscaped  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water

### Orientation

South East

### Setting

Commercial Area  
Close To Port  
Urbanisation  
Close To Shops  
Close To Schools  
Close To Sea  
Close To Town  
Close To Marina

### Furniture

Optional

### Security

Alarm System  
Electric Blinds  
Entry Phone  
Safe

### Category

Investment  
Luxury

### Climate Control

Pre Installed A/C  
Cold A/C  
Hot A/C  
Fireplace  
U/F/H Bathrooms

### Condition

New Construction

### Kitchen

Fully Fitted  
Kitchen-Lounge

### Parking

Underground  
Garage  
Private  
More Than One  
Covered  
Street  
EV charge point



Solar water heating  
Photovoltaic solar panels  
Telephone

With Planning Permission  
Contemporary  
New Development  
Off Plan  
Golf