



# Villa for sale in Estepona

1,625,000 €

Reference: SP1064 Bedrooms: 4 Bathrooms: 4 Plot Size: 110m<sup>2</sup> Build Size: 354m<sup>2</sup> Terrace: 85m<sup>2</sup>





## Costa del Sol, Estepona (town)

Exclusive New Build Villas with Sea Views in Estepona&#13;&#13;4 Bedroom Villas with Private Pool and Customised Design&#13;Discover this unique development of 8 newly built detached villas in Estepona, custom designed to suit your lifestyle. Each property has 4 bedrooms spread over two floors, a private pool, a garden of up to 100 m<sup>2</sup> and spacious terraces ideal for enjoying the privileged climate of the Costa del Sol all year round.&#13;&#13;Unbeatable location on the Costa del Sol&#13;Located in one of the most exclusive and sought-after areas of Estepona, these villas are just 400 metres from the beach and close to all the amenities you need for your daily life: supermarkets, restaurants, international schools and medical centres. They are also well connected by road, allowing quick access to key locations such as:&#13;&#13;Estepona Marina: 4 km (5 minutes by car)&#13;Puerto Banús (Marbella): 20 km&#13;Sotogrande: 35 km&#13;Gibraltar Airport: 55 km (45 minutes)&#13;Malaga-Costa del Sol Airport: 80 km (50 minutes)&#13;Nearby golf courses: Valle Romano Golf and Finca Cortesín, both less than 10 km away&#13;&#13;Modern Design and Spaces Designed for Wellbeing&#13;The homes offer panoramic sea views from the top floor, creating an atmosphere of serenity and disconnection. There is the possibility of customising elements such as the pool heating or the installation of an internal lift (at an additional cost). All spaces have been carefully designed to offer functionality, aesthetics and comfort.&#13;&#13;Premium Qualities and Energy Efficiency&#13;The villas include high-end finishes and a sustainable approach with:&#13;Underfloor heating throughout the property&#13;Ducted air conditioning&#13;Aerothermal system for energy efficiency&#13;Fully equipped kitchen with high-end appliances&#13;Motorised blinds in bedrooms&#13;Solar panels for energy savings&#13;Private garage for 2 vehicles with automatic door&#13;&#13;A Life of Luxury in an Unrivalled Natural Setting&#13;&#13;Enjoy the perfect combination of contemporary design, nature and comfort. Whether as a primary residence or a second home, this development offers everything you need to live the authentic Mediterranean lifestyle.&#13;&#13;Don't miss this unique opportunity in Estepona. Contact us today for more information or to schedule a personalised visit.&#13;&#13;&#13;929



## Features:

### Features

Near Bus Route

Location: Coastal, Urbanisation

Views: Sea

Private pool

Near schools

Near Commercial Center

Gated

Storage / Trastero

Beach: 400 Meters

Heating: Yes, Air Conditioning: Yes  
garden

Double Bedrooms: 4

Number of Parking Spaces: 2

Parking - Space - Garage - Double  
Garage

Terrace: 85 Msq.

Useable Build Space: 281 Msq.

### Energy Rating

A

### CO2 Emission Rating

A