



# Villa for sale in Estepona

900,000 €

Reference: SP1472 Bedrooms: 3 Bathrooms: 3 Plot Size: 276m<sup>2</sup> Build Size: 205m<sup>2</sup> Terrace: 74m<sup>2</sup>





## Costa del Sol, Estepona (town)

New Build Semi Detached Villas and Independent Homes Near Estepona and Atalaya Golf&#13;&#13;Contemporary Villas in a Prime Costa del Sol Location&#13;This exclusive new residential complex features 50 contemporary semi detached and independent villas located in a privileged area close to Estepona on the Costa del Sol. Set next to Atalaya Golf and Country Club and just 2.5 km from the sea, these homes offer the perfect balance between privacy, comfort and excellent connectivity to beaches, golf courses and premium services.&#13;&#13;The development is designed for families and buyers seeking a spacious independent home with a private garden while remaining close to Marbella, Puerto Banus and the best amenities in southern Spain.&#13;&#13;Spacious 3 Bedroom Homes with Private Gardens and Terraces&#13;Each villa offers a bright and generous layout including a large open plan living and dining area, a fully fitted American style kitchen equipped with top brand appliances, 3 bedrooms, 2 or 3 bathrooms and a guest toilet. The properties also feature private terraces and landscaped gardens, ideal for outdoor living throughout the year.&#13;&#13;Some units include a private rooftop solarium, perfect for enjoying panoramic views and the Mediterranean climate. Thanks to their excellent orientation, the homes benefit from abundant natural light and sunshine until sunset.&#13;&#13;Quality Finishes and Energy Efficient Systems&#13;These new build villas are delivered with high quality specifications to ensure comfort and efficiency:&#13;&#13;Reinforced security entrance door&#13;Fully installed air conditioning system&#13;Aerothermal system for heating and hot water&#13;Modern bathrooms and premium finishes&#13;Private garden and spacious terraces&#13;&#13;The gated community also features beautifully landscaped communal areas with two saltwater swimming pools, including a separate children pool with beach style access, creating a safe and relaxing environment for the whole family.&#13;&#13;Excellent Connectivity to Golf, Beaches and Puerto Banus&#13;The location is one of the main highlights of this development. Situated between Estepona and Marbella, residents enjoy easy access to renowned golf courses, beach clubs, international schools, restaurants and shopping areas.&#13;&#13;Distances to Key Points of Interest&#13;Atalaya Golf and Country Club 0.5 km&#13;Estepona beaches 2.5 km&#13;Puerto Banus 7 km&#13;Marbella town center 14 km&#13;Malaga Airport 65 km&#13;&#13;With excellent access to the A7 motorway, the development is perfectly connected to the entire Costa del Sol.&#13;&#13;Secure Your New Home on the Costa del Sol&#13;Do not miss the opportunity to own a modern villa with garden near Estepona and Atalaya Golf. Contact us today for more information or to arrange a private viewing of this exceptional new build project.&#13;&#13;&#13;929



## Features:

### Features

Location: Coastal, Urbanisation

Key Ready

Parking - Space

Laundry room

Near schools

Communal Pool

Near Commercial Center

Solarium: Yes

Near Golf / Golf Resort Property

Number of Parking Spaces: 1

Gated

Storage / Trastero

Double Bedrooms: 3

garden

Heating: Yes

Space

Under-Build / Basement

Beach: 2500 Meters

Terrace: 74 Msq.

### Energy Rating

B

### CO2 Emission Rating

B