

**Sales - House - Estepona**  
**1.595.000€**



**Ref.-ID: MIBGR2697230**

**Estepona**

**House**

**IBI: 1,070 EUR / year**

**Rubbish: 200 EUR / year**



**4**



**6**



**414 m2**



**1349 m2**

Presenting a breathtaking detached villa situated in one of the most prestigious residential enclaves, El Seghers, Estepona. Just a stone's throw from the beach and a leisurely 10-minute stroll to Estepona port, this stunning property embodies coastal luxury living. Set out on three floors, the villa welcomes you with an enchanting courtyard. The main level unveils a generously proportioned living room adorned with a fireplace, seamlessly flowing into the dining area. Both spaces feature French windows that open onto a terrace overlooking the inviting pool area. The fully fitted kitchen extends to a covered terrace with a barbecue, creating an idyllic shaded outdoor dining space that leads you to the garden and pool. This floor also houses a charming double bedroom with its ensuite bathroom and an additional toilet room. Ascend the traditional Andalusian staircase to discover two large bedrooms, each boasting its own terrace with delightful views of the garden and the distant sea. Both bedrooms come complete with their private bathrooms. The basement level unveils the grand master bedroom, featuring an ensuite bath/shower room and a walk-in wardrobe area. This room offers direct access to the enchanting landscaped garden. The basement also includes a practical laundry room, a spacious lounge area perfect for a games room or a bespoke home cinema, and an underground garage, now used as a gymnasium. The beautifully maintained garden, with lawned and terraced areas, is a private oasis adorned with flower beds and palm trees. Additional features include exquisite cream marble floors, underfloor heating, electric security blinds, hot/cold air conditioning, and a salted pool. Access to the property is facilitated by electric gates. This is not just a house; it's a unique property, a testament to unparalleled elegance and sophistication.

<b>Setting</b> <ul style="list-style-type: none"><li>✓ Close To Port</li><li>✓ Close To Sea</li><li>✓ Close To Town</li><li>✓ Urbanisation</li></ul>	<b>Orientation</b> <ul style="list-style-type: none"><li>✓ South</li></ul>	<b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</li></ul>	<b>Pool</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>	<b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ Fireplace</li><li>✓ U/F Heating</li></ul>	<b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Garden</li><li>✓ Urban</li></ul>
<b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Fitted Wardrobes</li><li>✓ Private Terrace</li><li>✓ Solarium</li><li>✓ WiFi</li><li>✓ Storage Room</li><li>✓ Utility Room</li><li>✓ Ensuite Bathroom</li><li>✓ Barbeque</li><li>✓ Double Glazing</li><li>✓ Domotics</li></ul>	<b>Furniture</b> <ul style="list-style-type: none"><li>✓ Optional</li></ul>	<b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul>	<b>Garden</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>	<b>Security</b> <ul style="list-style-type: none"><li>✓ Electric Blinds</li><li>✓ Entry Phone</li></ul>	<b>Parking</b> <ul style="list-style-type: none"><li>✓ Garage</li><li>✓ More Than One</li></ul>
<b>Category</b> <ul style="list-style-type: none"><li>✓ Resale</li></ul>					