

**Sales - House - Estepona**  
**2.500.000€**

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**Ref.-ID: MIBGR4637029**

**Estepona**

**House**

**IBI: 2,670 EUR / year**

**Rubbish: 197 EUR / year**



**8**



**6**



**981 m2**



**59930 m2**

Villa located in Forest Hills, nestled on an expansive plot of 60,000 m2. This property is spread over 4 levels. On the ground floor, a spacious living room connected to a terrace with panoramic views of the mountains and sea awaits. You'll also find a dining area, a well-equipped kitchen, a guest toilet, a study, and a bedroom with an en-suite bathroom. Additionally, on this level, you'll enjoy direct access to the garden and garage. The intermediate floor houses two storage rooms, three additional bedrooms, a bathroom, and a generously sized games room that opens onto a large terrace, perfect for outdoor entertainment and enjoying nature. Descending to the lower level, you'll have the opportunity to create additional living space according to your needs and preferences. On the upper floor, you'll find the luxurious master bedroom with a walk-in closet and en-suite bathroom, as well as a spacious terrace offering captivating views. Additionally, on the rooftop, a solarium awaits, providing a 360° panoramic view of the surroundings. Additionally, the property features a cozy guest apartment consisting of a living room, a bathroom, and a bedroom, providing private accommodation for visitors or service personnel. The exterior of the villa does not disappoint, with an exquisitely maintained garden, abundant vegetation, and an avocado tree, as well as a paddle tennis court and a swimming pool. Distance from the N340 to the property 15 min by car. The last 3 km are along a well maintained country road and wonderful views.

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|--|--|---|---|---|--|
| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Country</li><li>✓ Village</li><li>✓ Close To Sea</li><li>✓ Close To Forest</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>✓ Good</li></ul>       | <b>Pool</b> <ul style="list-style-type: none"><li>✓ Private</li><li>✓ Children`s Pool</li></ul> | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ Hot A/C</li><li>✓ Fireplace</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Mountain</li><li>✓ Country</li><li>✓ Panoramic</li><li>✓ Garden</li><li>✓ Pool</li><li>✓ Forest</li></ul> |
| <b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Fitted Wardrobes</li><li>✓ Private Terrace</li><li>✓ Games Room</li><li>✓ Tennis Court</li><li>✓ Guest Apartment</li><li>✓ Guest House</li><li>✓ Storage Room</li><li>✓ Utility Room</li><li>✓ Ensuite Bathroom</li><li>✓ Basement</li></ul> | <b>Furniture</b> <ul style="list-style-type: none"><li>✓ Not Furnished</li></ul> | <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul> | <b>Security</b> <ul style="list-style-type: none"><li>✓ Gated Complex</li></ul>                 | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Garage</li><li>✓ More Than One</li><li>✓ Private</li></ul>               | <b>Category</b> <ul style="list-style-type: none"><li>✓ Luxury</li></ul>   |