



Sales - House - Estepona  
**2.390.000€**

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**Ref.-ID: MIBGR5401063**

**Estepona**

**House**

**Community: 192 EUR / year**

**IBI: 1,600 EUR / year**

**Rubbish: 250 EUR / year**



**6**



**5**



**623 m2**



**848 m2**

Beautiful Andalusian-style villa showcasing timeless Mediterranean charm in Estepona. Boasting wonderful views of the Mediterranean Sea and La Concha, this exceptional property also offers the rare advantage of accommodating up to 10 vehicles. We present this spectacular villa which, thanks to its elevated position and south-facing corner orientation, enjoys views of the Mediterranean Sea and the iconic La Concha mountain. This property is located in one of Estepona's most sought-after residential areas, with 3 golf courses within 5 minutes and Puerto Banus just 6 minutes away by car. A unique home that combines generous space, privacy, elegance, and abundant natural light, as nothing obstructs or interferes with its views. The villa offers 6 spacious bedrooms, 3 of which have en-suite bathrooms, as well as 4 full bathrooms and 1 guest toilet. Every room benefits from independent air conditioning. There is also a spacious entrance hall and a study or office. All six bedrooms are spacious and bright. The principal bedroom, which has an en-suite bathroom, features two large and fitted wardrobes and direct access to a private terrace with spectacular panoramic views of the sea and La Concha. The main living room enjoys views of La Concha and the sea. It is divided into two areas: a sitting area and a dining area. A stone feature wall gives the room a distinctive touch, creating an elegant, welcoming, and very bright atmosphere thanks to the large windows in both areas. The designer kitchen measures 30 square meters and features a very functional central island, as well as a separate area with a raised table and stools. It is fully equipped with a 5-ring induction hob, large-capacity separate fridge and freezer, integrated coffee machine, wine cooler, oven and microwave. In addition, the property has a large laundry room with washing machine, dryer and sink for handwashing. It is completely independent, located on the lower floor and has an exterior window, providing natural light and ventilation. The various patios and terraces make it possible to enjoy the outdoor areas of the property all year round, thanks to the excellent climate of the Costa del Sol. The villa features a beautiful contemporary-design swimming pool, as well as an area with a pergola of approximately 50 m<sup>2</sup> with pre-installation for a 9.6 kW photovoltaic system. For car lovers, the villa offers an enclosed garage with capacity for at least 6 vehicles, in addition to further open parking space at the entrance of the villa with capacity for another 4 cars. Its location is excellent, just a few minutes from prestigious golf courses such as Atalaya, Guadalmina and El Paraíso. It is 40 minutes from Málaga Airport or Gibraltar Airport. It is close to supermarkets, pharmacies, restaurants, and public and private schools, including Laude International, Colegio San José and The American College. Guadalmina Beach is just five minutes away by car. Puerto Banus and Marbella are 6 and 10 kilometers away, respectively. An exceptional property that brings together space, design, privacy, comfort, and privileged views, making it a unique opportunity for those looking for an exclusive villa on the Costa del Sol.

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|---|---|---|--|--|---|
| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Close To Town</li> <li>✓ Close To Schools</li> </ul>   | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ South East</li> <li>✓ South</li> <li>✓ South West</li> </ul> | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Excellent</li> <li>✓ Recently Refurbished</li> </ul> | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Private</li> </ul>   | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Hot A/C</li> <li>✓ Cold A/C</li> <li>✓ Fireplace</li> </ul> | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Sea</li> <li>✓ Mountain</li> <li>✓ Panoramic</li> <li>✓ Garden</li> <li>✓ Pool</li> <li>✓ Urban</li> </ul>                           |
| <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ WiFi</li> <li>✓ Storage Room</li> <li>✓ Utility Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Double Glazing</li> <li>✓ Basement</li> </ul> | <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Not Furnished</li> </ul>                                       | <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul>                                | <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Private</li> </ul> | <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Entry Phone</li> </ul>   | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Garage</li> <li>✓ Covered</li> <li>✓ More Than One</li> <li>✓ Private</li> <li>✓ EV charge point</li> </ul> |
| <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> <li>✓ Photovoltaic solar panels</li> </ul>   | <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Luxury</li> <li>✓ Resale</li> </ul>                             |   |  |  |   |