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Ref.-ID: MIBGR5419609 **Estepona** **House**

4 **3.5** **326 m2** **581 m2**

OTIUM PERNET — The Villa of the Future. Built Today. New Build · Estepona · Costa del Sol Some properties are sold. Others are experienced. Otium Pernet belongs to the second category. Conceived by architect Álvaro de Luna as a living organism — an architecture that breathes, responds, and protects — this brand-new villa in Estepona redefines what it means to live well in the 21st century. This is not simply a question of luxury. It is a question of intelligence, health, and responsibility — to the environment, and to the generations that follow. Set on a 581 m² rectangular plot bordering a 50,000 m² protected green zone, in a completely quiet and private setting, Otium Pernet is the result of a rigorous R&D process in construction and technology, developed in collaboration with university research centres and leading professionals across architecture, engineering, and sustainable materials. The Property Spread across three floors plus basement and technical rooftop, the villa offers generous living space and a layout designed to adapt to every stage of life. The ground floor is the social heart of the home: a bright, open-plan living and dining area, a fully fitted designer kitchen with Siemens WiFi appliances, a guest WC, and covered and open terraces that flow naturally into the private garden and designer pool. The first floor is dedicated to the principal suites — two bedrooms, each with en-suite bathroom and direct access to spacious covered and open terraces overlooking the natural surroundings. The basement, filled with natural light through English-style patios, offers exceptional versatility: a leisure area (home gym, cinema room, billiards), study or library, an additional en-suite bedroom, and a utility and plant room. Technology & Sustainability Otium Pernet holds an Energy Efficiency Class A Certificate and NZEB classification (Nearly Zero Energy Building) — the highest energy standards in Spain. But beyond the certifications, this is a home you feel differently from the very first day. KNX next-generation smart home system — full remote control of lighting, zoned climate, irrigation, security and energy consumption from any device Double-flow controlled mechanical ventilation — permanently renewed, filtered indoor air, free of humidity, dust mites, pollen, viruses and bacteria Solar thermal and photovoltaic energy — for domestic hot water, pool heating and EV charging point Seismic and hurricane-resistant construction system — 70% stronger than conventional builds, with 40% energy savings and up to 65% reduction in CO_2 emissions during residential use Designer saltwater pool with ecological water treatment, solar heating and thermal cover for year-round use Misting system on terraces — a pleasant natural microclimate even during the hottest months Eco paints inside and out — no heavy metals, no toxic solvents, breathable, anti-mould and fire-retardant Sumum Elegant windows with thermofibra and Argon gas-reinforced thermal glass Sustainable garden with native, aromatic and insect-repellent low-maintenance planting, automatic irrigation and water recovery system Integrated smart security — HD IP cameras with IR CUT filter, IP video intercom and remote-controlled access control 2 parking spaces with automatic sliding gate and independent pedestrian access with video intercom Location Estepona in 10 minutes. Marbella in under 30. Málaga Airport in 50 minutes. Gibraltar just down the road — and with it, the possibility of crossing the Strait of Gibraltar for a day trip to Morocco. A strategic position on the Costa del Sol that connects you to everything, while giving away nothing.

Setting
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools

Orientation
- ✔ South East Orientation

Condition
- ✔ New Construction

Pool
- ✔ Private Pool
- ✔ Heated Pool

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace
- ✔ U/F/H Bathrooms

Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Satellite TV
- ✔ WiFi
- ✔ Utility Room
- ✔ Wood Flooring
- ✔ Double Glazing
- ✔ Domotics
- ✔ Fiber Optic

Garden
- ✔ Private Garden

Security
- ✔ Electric Blinds
- ✔ Alarm System

Parking
- ✔ Private Parking

Utilities
- ✔ Solar water heating

Category
- ✔ Luxury