

Sales - House - Estepona
849.750€

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Ref.-ID: MIBGR5447479

Estepona

House

IBI: 690 EUR / year

Rubbish: 137 EUR / year



3



3.5



220 m2



407 m2

Immaculate frontline golf villa with open fairway and lateral sea views in Estepona Occupying an exceptional frontline position overlooking the fairways, this beautifully maintained detached villa offers a refined combination of Andalusian character, contemporary comfort and effortless Mediterranean living. Set on a generous plot of approximately 407 m², the property enjoys a wonderful sense of openness and tranquillity, with uninterrupted green views forming the backdrop to everyday life. The villa offers three spacious bedrooms, three bathrooms and a separate guest cloakroom on the ground floor, providing a well-considered layout for both permanent living and entertaining family and friends. At the heart of the home is the stylishly renovated open-plan kitchen, which connects seamlessly with the dining and living areas. This bright and welcoming space has been designed for relaxed, sociable living, whether enjoying a quiet evening at home or hosting guests. Large windows and direct access to the terrace allow natural light to flow throughout the interior while framing the golf course views. A calm, neutral colour palette, carefully selected finishes and traditional Andalusian details give the home a sense of understated elegance. The wood-burning stove adds warmth and character during the cooler months, while upgraded air-conditioning systems on both levels, together with individual bedroom temperature control, ensure year-round comfort. Two of the upstairs bedrooms open directly onto a generous private terrace. From here, the views stretch across the fairways, complemented by attractive lateral glimpses of the Mediterranean Sea. It is an idyllic setting for morning coffee, sunbathing in complete privacy or enjoying a drink as the sun sets over the surrounding landscape. The outdoor areas are an equally important part of the property. Professionally landscaped front and rear gardens create a peaceful private oasis, with mature planting, carefully maintained greenery and several inviting areas for outdoor dining and relaxation. The ground-floor terrace provides a natural extension of the main living space, making it possible to enjoy the Costa del Sol climate throughout most of the year. The villa also benefits from secure covered private parking with remote-controlled access, an electric vehicle charging point and additional visitor parking nearby. Further practical features include an indoor and outdoor security alarm system with SOS monitoring, intercom and mobile gate control, cable internet connection, a garden storage shed and a Weber gas barbecue. The furniture may also be available by separate negotiation. Peaceful yet conveniently connected, the property is within easy reach of beaches, supermarkets, schools, medical facilities, golf courses and the centre of Estepona, as well as the main coastal road connecting the wider Costa del Sol. Presented in immaculate, move-in-ready condition, this is an outstanding opportunity for anyone seeking a stylish permanent residence, a refined second home or an elegant Mediterranean retreat with the golf course as its daily backdrop.

Setting ✔ Close To Sea ✔ Close To Town ✔ Close To Marina ✔ Urbanisation	Orientation ✔ South West	Condition ✔ Good	Climate Control ✔ Air Conditioning ✔ Hot A/C ✔ Cold A/C	Views ✔ Sea ✔ Mountain ✔ Golf ✔ Panoramic	Features ✔ Covered Terrace ✔ Fitted Wardrobes ✔ Private Terrace ✔ WiFi ✔ Storage Room ✔ Utility Room ✔ Ensuite Bathroom ✔ Marble Flooring ✔ Barbeque ✔ Double Glazing
Furniture ✔ Optional	Kitchen ✔ Fully Fitted	Garden ✔ Private ✔ Easy Maintenance	Security ✔ Alarm System	Parking ✔ Garage ✔ Covered ✔ Private ✔ EV charge point	Utilities ✔ Electricity ✔ Drinkable Water
Category ✔ Beachfront ✔ Golf ✔ Investment ✔ Luxury					