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Sales - House - Estepona

3.400.000€

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Ref.-ID: MIBGR5459224 **Estepona** **House**

6 **5** **650 m2** **66200 m2**

Exclusive Country property with Breathtaking Sea, Mountain and Estepona Town Views Located in the prestigious area of Los Reales, this magnificent country estate offers an exceptional combination of privacy, nature and convenience, just moments from all amenities. It is ideally situated only 4 minutes by car from Estepona city along a fully paved road and 8 minutes from the beaches and the seafront promenade, offering the perfect balance between peaceful countryside living and easy access to the vibrant town. South-facing, the property enjoys abundant natural light throughout the day and boasts spectacular panoramic views over the Mediterranean Sea, Sierra Bermeja and the town of Estepona. Completely private, with no direct neighbours, it provides an exclusive and tranquil setting. Upon entering the estate, you are welcomed by a spacious parking area with room for several vehicles, as well as a large enclosed garage. The main residence welcomes you with an elegant entrance hall and a guest cloakroom. From here, you step into an impressive living room featuring high vaulted ceilings with exposed wooden beams, a charming fireplace and large picture windows framing the breathtaking sea views. The living area opens directly onto expansive terraces, perfect for relaxing or entertaining while enjoying the Mediterranean climate all year round. Adjacent to the living room is a beautifully appointed, generously proportioned kitchen, also featuring high ceilings with exposed wooden beams. It is fully fitted with premium German appliances and offers direct access to the outdoor terraces. This level also comprises a comfortable sitting room, two spacious guest bedrooms sharing an elegant bathroom, and a magnificent principal suite complete with a private terrace, walk-in wardrobe and a spacious en-suite bathroom. The lower ground floor has been thoughtfully designed to provide an ideal space for guests or independent living. It features a large lounge with a fireplace, a fully equipped open-plan kitchen, two bedrooms sharing a bathroom, an additional bedroom with its own en-suite bathroom, a wine cellar, a sauna, a spacious garage and a utility room housing the property's water pressure system and hot water boilers. Built to an exceptional standard, the villa benefits from high-quality finishes throughout, including double-glazed windows and doors, underfloor heating, and carefully selected materials that ensure maximum comfort and energy efficiency all year round. Outside, the beautifully landscaped gardens feature manicured lawns, mature planting and beautiful flowers. The generous swimming pool blends perfectly with its natural surroundings, while a private basketball court provides additional leisure facilities, creating the perfect setting to enjoy outdoor living with family and friends against a spectacular backdrop of sea and mountain views. The estate is fully fenced and benefits from a well-designed drainage system, ensuring efficient rainwater management and preserving the land in excellent condition. The property is conveniently located just 30 minutes from Marbella and 50 minutes from Málaga International Airport, making it an ideal permanent residence or luxury holiday retreat. A truly exceptional property, built with premium materials and finished to the highest standards with meticulous attention to every detail. This unique country estate offers outstanding privacy, generous living spaces, unrivalled views and the rare opportunity to enjoy an exclusive lifestyle in one of Estepona's most privileged locations.

Setting
- ✔ Country
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Marina

Orientation
- ✔ South Facing

Condition
- ✔ Good Condition

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Panoramic Views
- ✔ Garden Views