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Sales - House - Estepona

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Ref.-ID: MIBGR5503060 **Estepona** **House**

4 **4.5** **372 m2** **531 m2**

Exceptional four-bedroom villa in El Campanario, Estepona, enjoying a privileged frontline golf position with panoramic views, contemporary design and exceptional private leisure spaces. Completed in 2023, this east-facing residence offers 372 m² of beautifully presented living space on a private 531 m² plot. Fully furnished and in excellent condition, the villa features four spacious en-suite bedrooms, a stylish open living area, fully equipped kitchen, separate laundry room and guest toilet. The three-level layout is designed for modern luxury living, with a private basement featuring a cinema room, games room and office. Comfort is further enhanced by air conditioning, central heating, underfloor heating in the bathrooms, double glazing, fitted wardrobes and an alarm system. Outside, the property truly comes into its own. A private swimming pool, landscaped garden, spacious covered and open terraces, solarium, outdoor kitchen, barbecue area and jacuzzi create an impressive setting for entertaining and enjoying the Costa del Sol lifestyle. A private two-car garage completes the property. Set directly on the golf course in El Campanario, the villa is close to golf, beaches, restaurants, shops, schools and everyday amenities, while Estepona and Marbella are both easily accessible. With its frontline golf setting, four en-suite bedrooms and outstanding private amenities, this is an exceptional home for personal use and an attractive option for the luxury holiday-rental market, subject to the relevant licence and regulations. A turnkey contemporary villa combining **location, lifestyle, privacy and strong rental potential** in one of the Costa del Sol’s most established golf areas.

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

Orientation
- ✔ East Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning
- ✔ Central Heating
- ✔ U/F/H Bathrooms

Views
- ✔ Golf Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ Games Room
- ✔ Ensuite Bathroom
- ✔ Jacuzzi
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Basement

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Partially Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Alarm System

Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Category
- ✔ Golf
- ✔ Luxury