# Sales - House - Estepona

# 7.700.000€

**Estepona** **House**

**Community: 1,572 EUR / year** **IBI: 1,094 EUR / year** **Rubbish: 215 EUR / year**

**5** **7** **600 m2** **1600 m2**

This elegant brand-new villa combines a modern Mediterranean style residence with charming Andalusian details and features that create a unique home crafted by the current owners. The villa is located in a quiet street within the prestigious El Paraiso neighbourhood, a privileged location between Marbella and Estepona on the Costa del Sol. Upon entering the villa, an impressive double-height entrance hall in Andalusian style with two colours of marble chosen specifically for this room and a central fountain providing light and a feeling of space and tranquillity, leads us towards the spacious living-dining room, the bedrooms wing on the left and the fully equipped bespoke kitchen on the right. The spacious and elegant living area with fireplace opens to a large terrace, partly covered with splendid views to the pool and garden area and with a fully equipped outdoor kitchen, perfect for gatherings with family and friends and lounging in Marbella’s mild climate. The luxury kitchen has been designed for total convenience with both access to the terrace and the dining area. The ground floor features 3 ample double bedrooms, all of them with en-suite bathroom and a guest toilet. The double height staircase with a ceiling entirely clad in custom-made Andalusian style marquetry, leads to the principal suite with dressing area, 2 bathrooms (his and hers) and an amazing private terrace with panoramic views to the Mediterranean Sea and the surrounding neighbourhood. The basement features a large entertainment room with two different ambiences, sauna, a further bedroom with en-suite bathroom, staff room, laundry room and a spacious garage for 3-4 cars. The outside area is equally impressive in terms of detail and space: the extensive swimming pool is illuminated at night as are all the access paths and the sprawling flat garden, creating a welcoming and modern atmosphere. Additional parking is available for 4-5 cars at the driveway entrance of the property. A truly remarkable and unique luxury property offering timeless beauty and elegance. This property is situated very close to the towns of Marbella, Benahavis, Estepona and San Pedro de Alcantara and only five minutes drive to the beach.

**Setting**
- Commercial Area
- Close To Port
- Close To Shops
- Close To Sea
- Close To Town
- Close To Schools
- Close To Marina
- Urbanisation

**Orientation**
- South Facing

**Condition**
- Excellent Condition

**Pool**
- Private Pool

**Climate Control**
- Air Conditioning
- Fireplace

**Views**
- Sea Views
- Mountain Views
- Garden Views

**Features**
- Covered Terrace
- Fitted Wardrobes
- Near Transport
- Private Terrace
- Sauna
- Games Room
- Storage Room
- Utility Room
- Marble Flooring
- Barbeque
- Double Glazing
- Basement

**Furniture**
- Optional Furniture

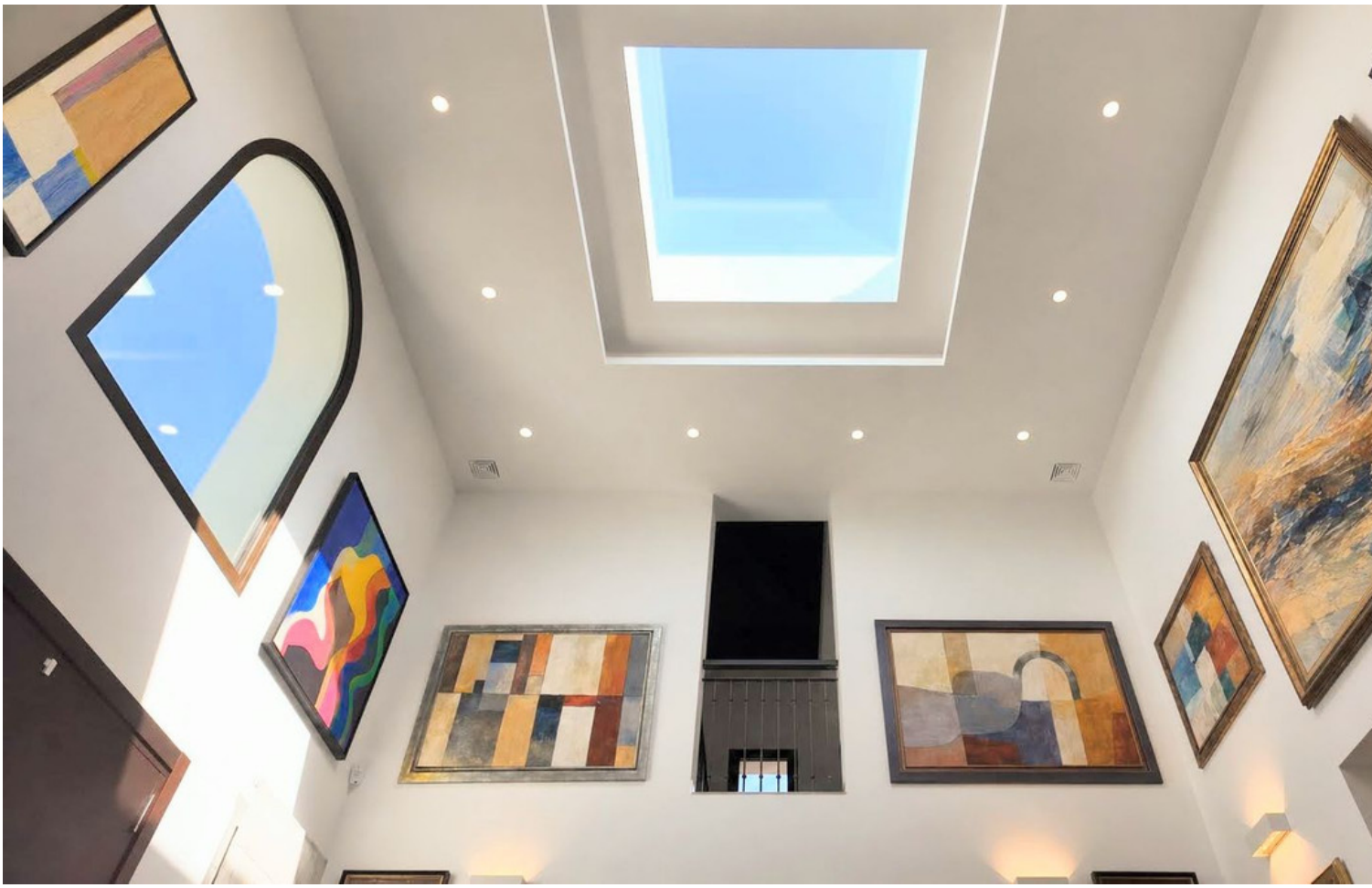
**Kitchen**
- Fully Fitted Kitchen

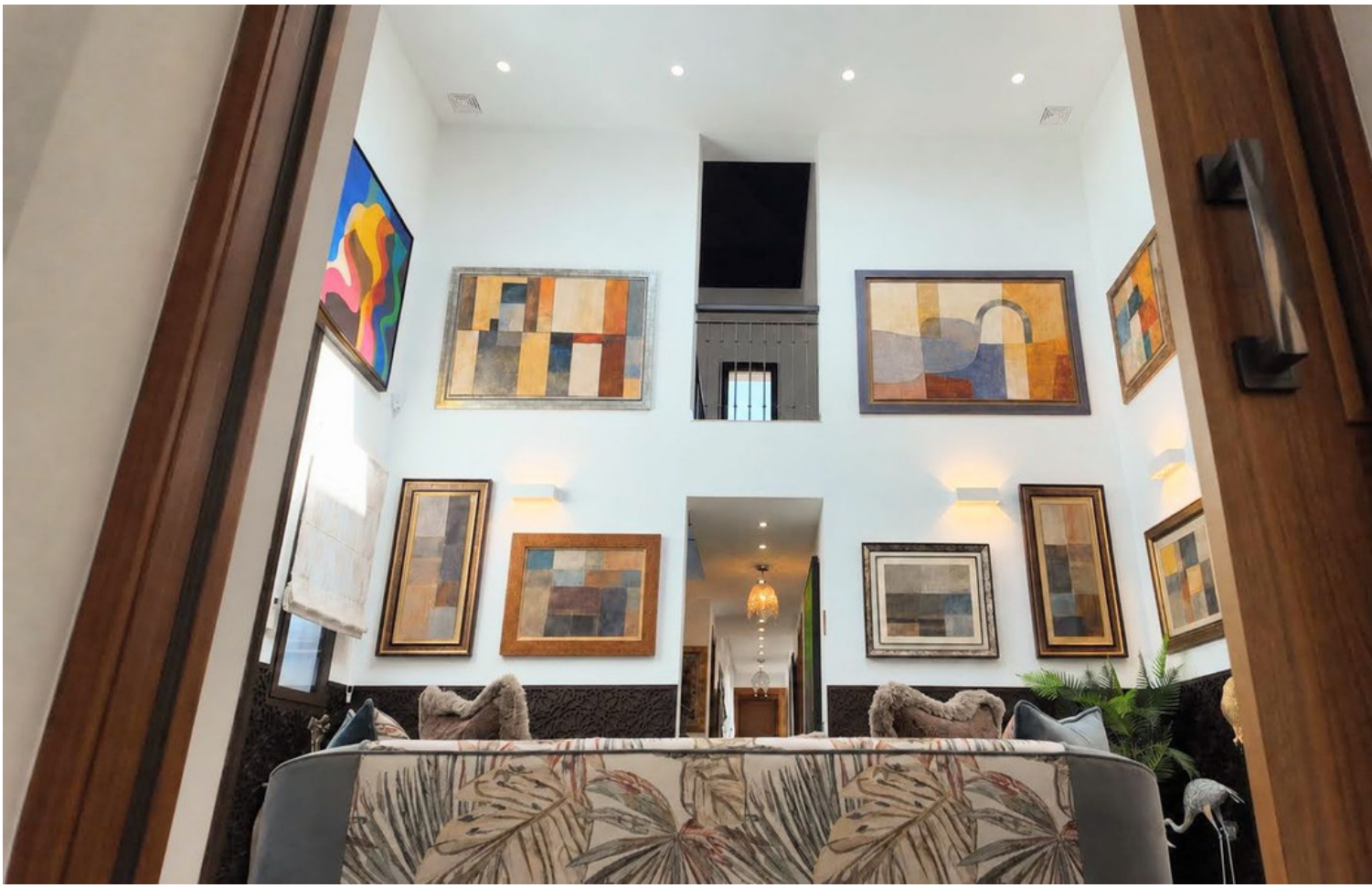
**Garden**
- Private Garden
- Easy Maintenance Garden

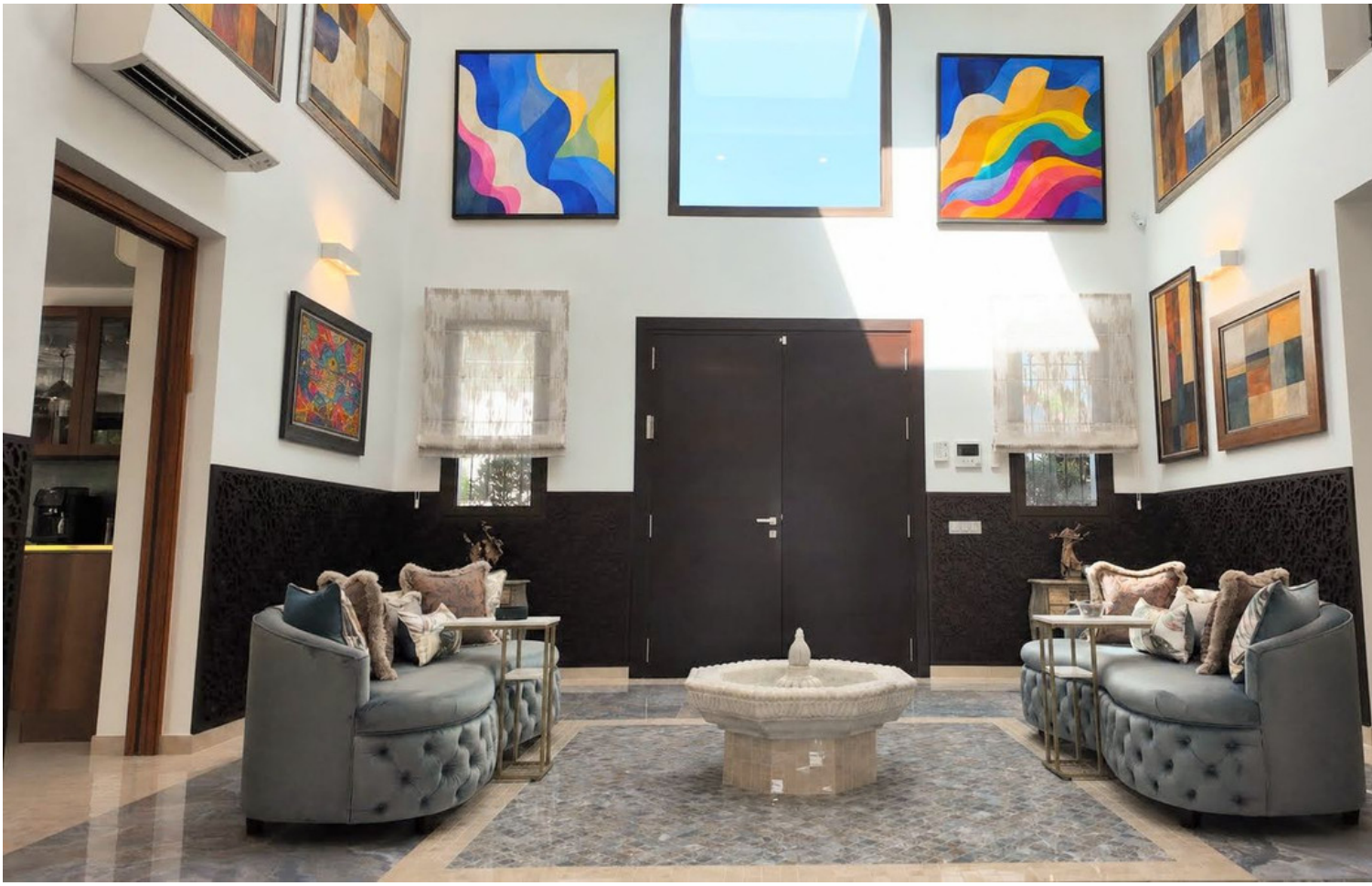
**Security**
- Electric Blinds
- Alarm System
- 24 Hour Security

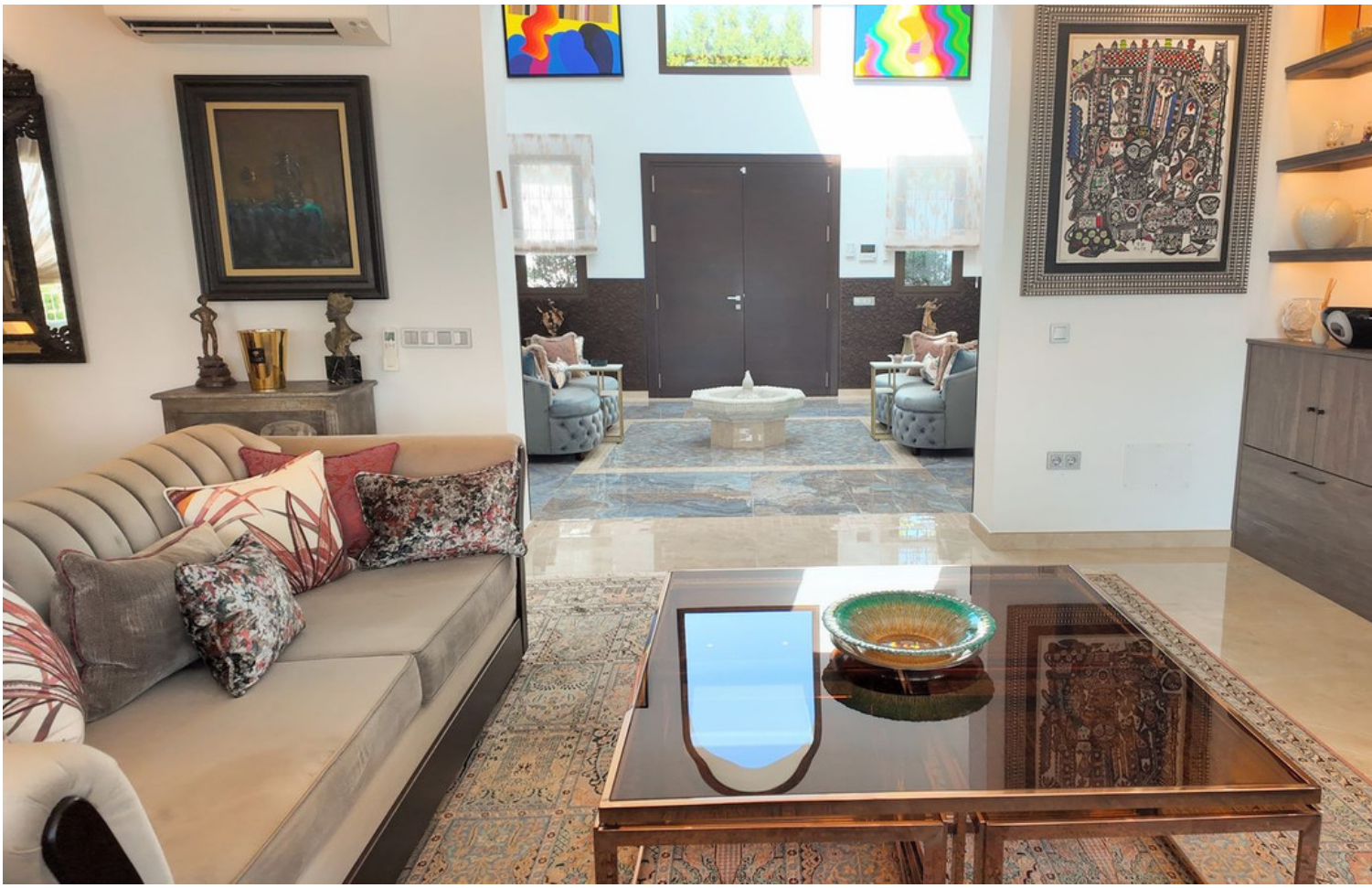
**Parking**
- Garage

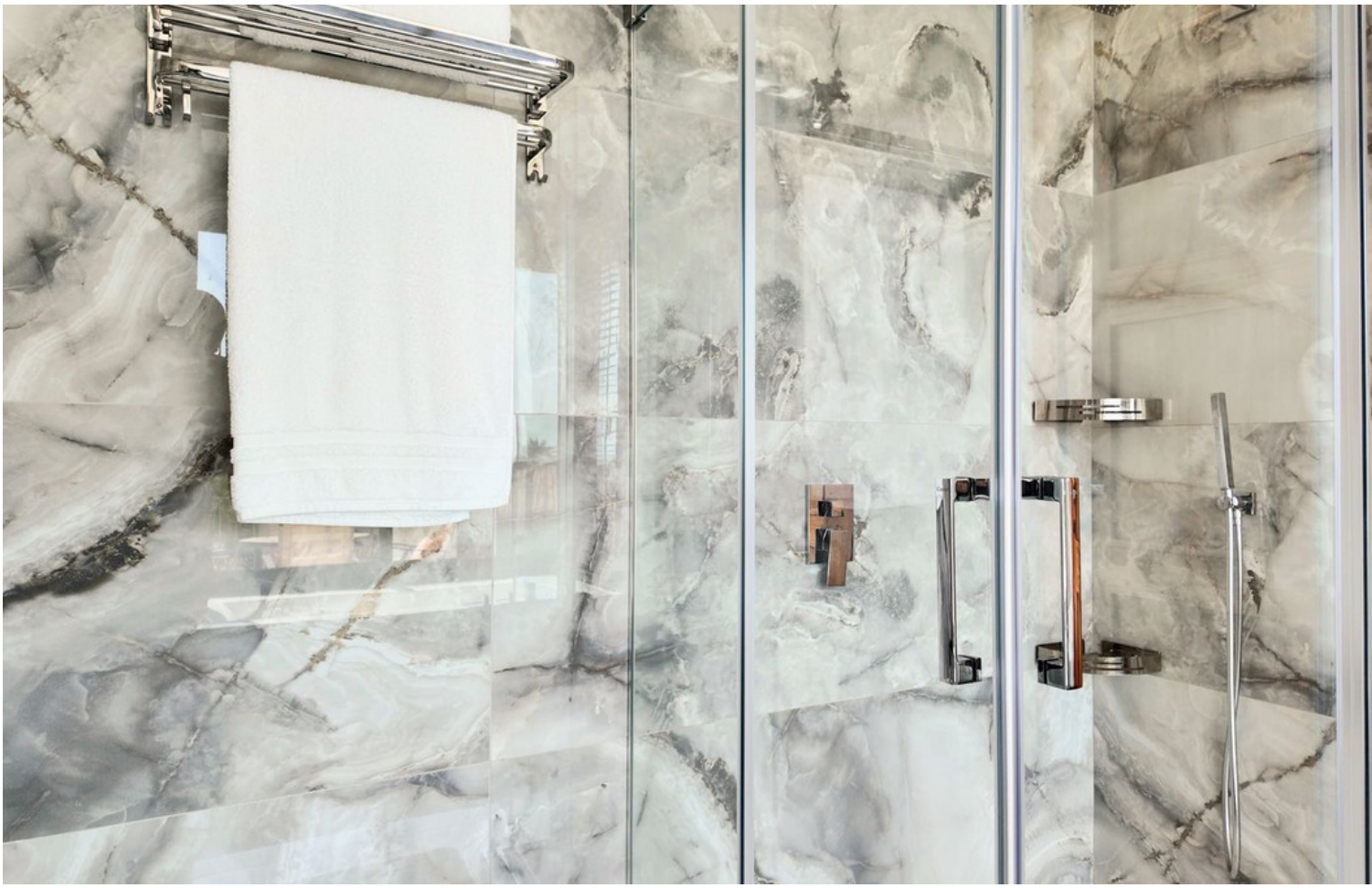
**Category**
- Luxury
- Contemporary



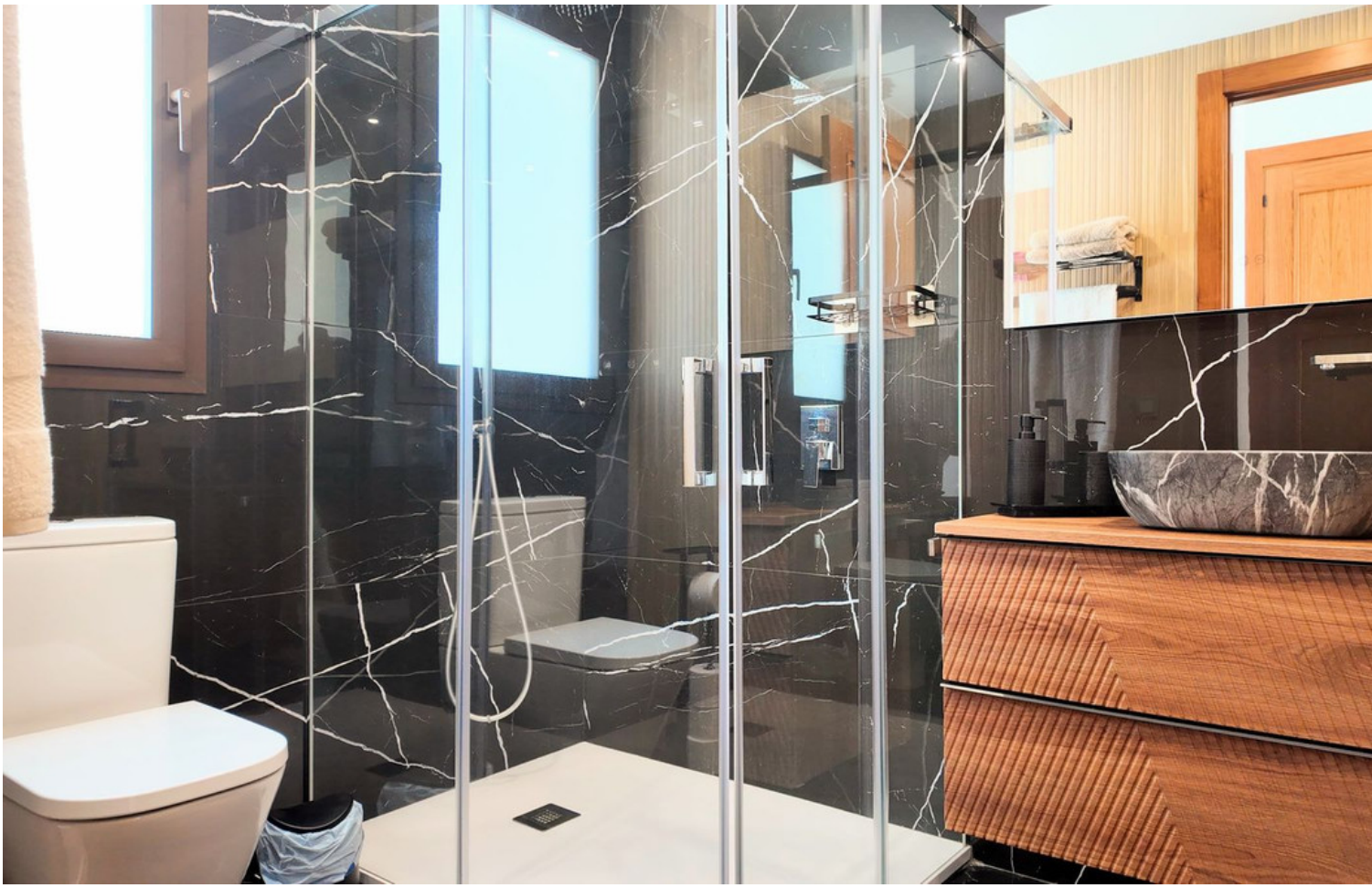


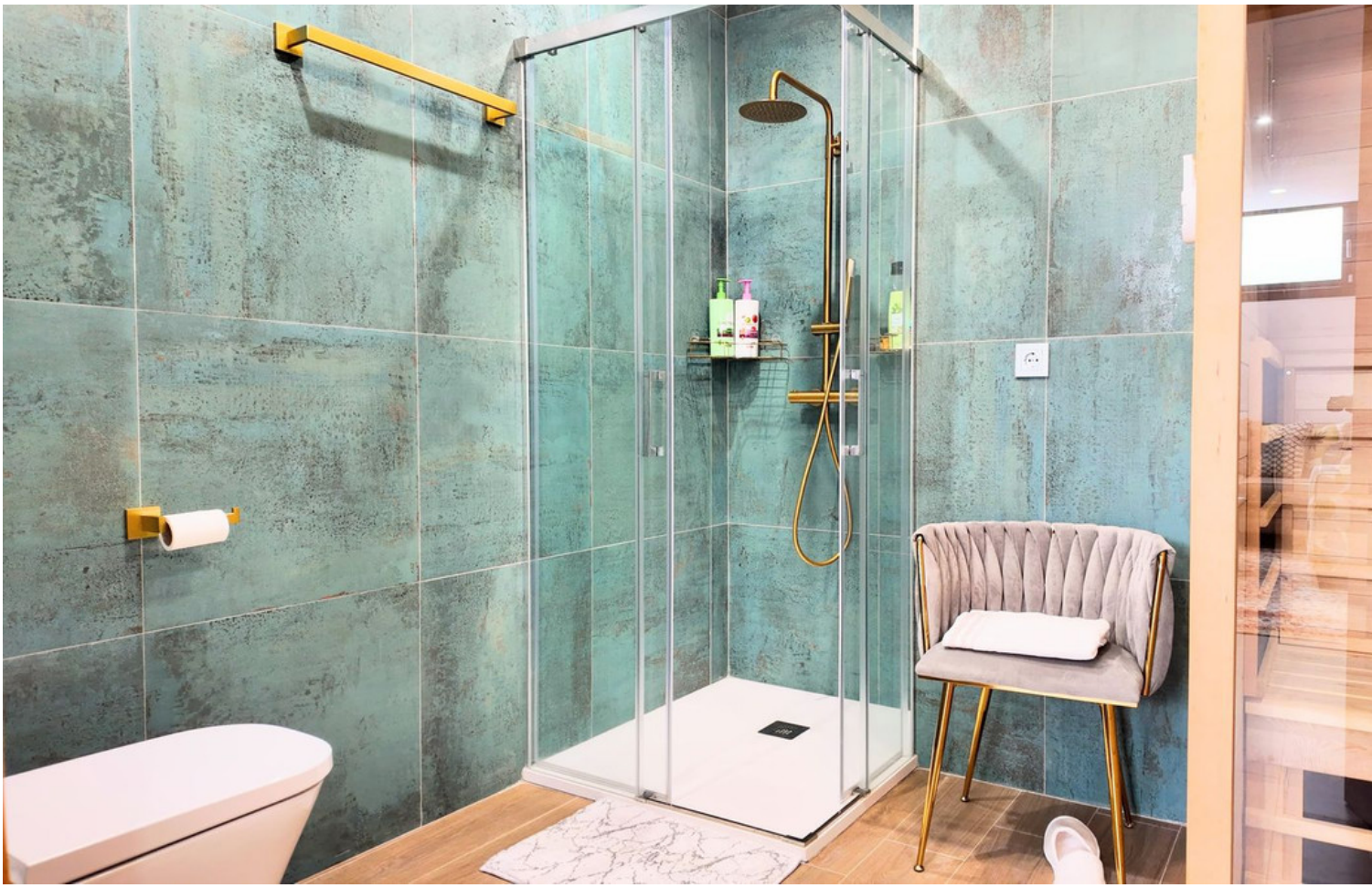






PINK
FLOYD
LE STADE OLYMPIQUE





sentiotec