

## Продажа - Дом - Estepona

**4.150.000€**

**Estepona**

**Дом**

**Коммунальные: 1,896 EUR / год**

**ИБИ: 2,512 EUR / год**



**5**



**7**



**980 m<sup>2</sup>**



**1680 m<sup>2</sup>**

Contemporary luxury villa with sea and golf views for sale between Marbella and Estepona. A refined detached villa set on a generous plot, offering sea and golf views, spacious interiors, landscaped gardens, private pool, wellness areas, and advanced energy systems. Set on a private 1,680 m<sup>2</sup> plot in the established residential area of El Paraíso, this detached villa offers generous space, privacy, and a strong connection to light and nature. The architecture is contemporary, while the interiors are warm and refined, creating a comfortable home that works equally well for everyday living and entertaining. The property has a total built area of 980 m<sup>2</sup>, along with 152 m<sup>2</sup> of terraces. Its south-west orientation allows sunlight throughout the day and opens up views across the golf course, gardens, and surrounding mountains and sea. Inside, the villa features five spacious bedrooms and seven bathrooms, all finished to a high standard. The main living level is open and well connected, with a large lounge, dining area, and a fully fitted designer kitchen, equipped with premium Gaggenau and Miele appliances. This floor also includes two en-suite bedrooms, both with direct access to the outdoor areas. Large floor-to-ceiling windows bring in natural light and create a seamless flow between indoor and outdoor spaces. All levels are connected by a private lift. On the first floor, there are two en-suite master bedrooms enjoying open sea and golf views. The lower level is designed for both comfort and leisure, offering a private gym and spa area with sauna, jacuzzi, and hammam, along with entertainment spaces, staff accommodation, storage, and utility rooms. The villa is equipped with underfloor heating, advanced climate control, double glazing, and a fireplace. Energy efficiency is enhanced through photovoltaic solar panels with FVE battery system and solar water heating. Outside, the mature landscaped gardens provide a high level of privacy. The property also offers generous terraces, a barbecue area, and a private swimming pool. A private garage completes the home. Conveniently located close to golf courses, shops, the beach, and schools, this villa is a well-rounded and attractive property in one of the Costa del Sol's most sought-after residential areas.

<b>Расположение</b>	<b>ОРИЕНТАЦИЯ</b>	<b>Состояние</b>	<b>бассейн</b>
✓ Рядом с морем	✓ Юго-запад	✓ Отличное	✓ Приватный
✓ Рядом с городом		✓ Новое строительство	
<b>Климат-контроль</b>	<b>ВИД</b>	<b>Особенности</b>	<b>Мебель</b>
✓ Кондиционер	✓ Море	✓ Крытая терраса	✓ Полностью меблированный
✓ Центральное отопление	✓ Горы	✓ Лифт	
✓ Камин	✓ Гольф	✓ Встроенные шкафы	
	✓ Сельская местность	✓ Приватная терраса	
	✓ Сад	✓ Солярий	
	✓ Бассейн	✓ Спутниковое телевидение	
		✓ WiFi	
		✓ Тренажерный зал	
		✓ Сауна	
		✓ Игровая комната	
		✓ Кладовка	
		✓ Подсобное помещение	
		✓ Ванная комната	
		✓ Деревянные полы	
		✓ Доступ для инвалидов	
		✓ Джакузи	
		✓ Барбекю	
		✓ Двойные стеклопакеты	
		✓ Размещение персонала	
		✓ Подвал	
		✓ Оптическое волокно	
<b>Кухня</b>	<b>Сад</b>	<b>меры безопасности</b>	<b>Парковка</b>
✓ Полностью оборудованная	✓ Приватный	✓ Сигнализация	✓ Подземная
	✓ Ландшафтный дизайн		✓ С навесом
			✓ Приватная
<b>Коммунальные услуги</b>	<b>Категория</b>		
✓ Электричество	✓ Элитная		
✓ Питьевая вода	✓ Современного		
✓ Телефон			
✓ Газ			
✓ Фотоэлектрические			
солнечные панели			
✓ Солнечный нагрев воды			















































